Board of County Commissioners
Wakulla County, Florida
Agenda
Special Public Meeting
Thursday March 28, 2013

Invocation

Pledge of Allegiance

Approval of Agenda:
(The Chairman and members of the Board will approve and/or modify the official agenda at this time).

Planning and Zoning
(*Members will be provided with planning and zoning amendment requests five (5) business days prior to the scheduled meeting. To the maximum extent possible, all support information and documentation for P&Z items shall be made available through a variety of means including the County website that will provide the public with the greatest opportunity to review documentation at the date of advertisement pursuant to Resolution No. 04-43. "In accordance with Sec. 24.01 of County Code, for all quasi-judicial proceedings each Commission member must disclose all contact received from interested parties and/or thei representatives, lobbyists, or any other third parties concerning any application and any personal investigation or knowledge being relied upon during the consideration of any quasi-judicial planning and zoning matters".)*

1. Application for Change of Zoning and Development Plan R13-01

Adjourn
(Any departure from the order of business set forth in the official agenda shall be made only upon majority vote of the members of the Commission present at the meeting)

The next Board of County Commissioners Meeting is scheduled for
Monday, April 1, 2013 at 5:00p.m.

Regular Board Meeting and Holiday Schedule
January 2013 – December 2013

January 2013

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December 2013

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Regular Board Meeting
Special Meeting
Holiday
Workshops

PUBLIC NOTICE

2012/2013 Tentative Schedule

All Workshops, Meetings, and Public Hearings are subject to change

All sessions are held in the Commission Chambers, 29 Arran Road, Suite 101, Crawfordville, FL.
Workshops are scheduled as needed.

Month	Day	Time	Meeting Type
March 2013	Thursday, 28	5:00 P.M.	Special Meeting - Application for Change of Zoning and PUD Development Plan R13-01
April 2013	Monday, 1	1:00 P.M.	Workshop to Discuss Board Priorities
	Monday, 1	5:00 P.M.	Regular Board Meeting
	Monday, 8	7:00 P.M.	Planning Commission Meeting
	Monday, 15	2:00 P.M.	Regular Board Meeting
May 2013	Monday, 6	5:00 P.M.	Regular Board Meeting
	Wednesday, 8	5:30 P.M.	Code Enforcement Meeting
	Monday, 13	7:00 P.M.	Planning Commission Meeting
	Monday, 20	2:00 P.M.	Regular Board Meeting

Board of County Commissioners
Agenda Request

Date of Meeting:	March 28, 2013
Date Submitted:	March 19, 2013
To:	Honorable Chairman and Members of the Board
From:	David Edwards, County Administrator Luis N. Serna, Planning and Community Development Director Somer Strickland, Planner
Subject:	Application for Change of Zoning R13-01 Kevin Riley Gaby, Kevin R. and Kane R. Gaby JTRS, Scott W. Gaby, Owners; Preble Rish, Agent

Statement of Issue:
This agenda item provides the Board with an Application for Change of Zoning from AG (Agriculture) to PUD (Planned Unit Development), on a parcel located on the north side of Riley Drive and to the northwest of Wakulla Middle School.

Background:
This application requests a Change of Zoning from AG (Agriculture) to PUD (Planned Unit Development) on 158+/- acres, which consists of two whole parcels and a portion of a third parcel. The property is located to the east of Crawfordville Highway, northwest of Coastal Highway and generally to the northwest of Wakulla Middle School (Attachment 1). Currently, Tallahassee Community College is under contract to purchase the property and construct the Wakulla Environmental Institute. The proposed Institute would offer eight environmentally focused degree and certificate programs in areas such as water, wastewater, recycling, alternative energy, recreation and conservation.

Technical Review Committee (TRC): On February 21, 2013, the Application was reviewed and the applicant was requested to make revisions and additions to the Application file. These items were submitted by the required deadline.

Planning Commission: On March 11, 2013, the Planning Commission considered the request. Three citizens spoke in objection and expressed concerns regarding the karst features and commercial encroachment in a residential area. The Commission voted, 7-1 to recommend approval.

BOCC: On March 18, 2013, the Board held the adoption Hearing regarding the Comprehensive Plan Map Amendment for the Subject Property. Additionally, on that date the Board held the first of two Public Hearings regarding the change of zoning request. Two citizens spoke in objection and expressed concerns regarding the karst features and commercial encroachment in a residential area. No action was taken at that Hearing.

Analysis:

Comprehensive Plan: The recently adopted land use, Public Facilities, allows for a range of facilities that will serve the community, such as primary schools, technical schools, civic centers and hospitals. Residential and commercial developments are prohibited by the land use (Attachment 2).

Land Development Code (LDC): The current zoning district for the property is AG (Agriculture). The Agriculture zoning allows for site-built, single-family dwellings and mobile homes as well as agricultural production and silviculture activities. Residential density is permitted at a rate of 1 dwelling unit per 5 acres of land (Attachment 3).

The proposed zoning district is PUD (Planned Unit Development). The proposed PUD development standards include four primary districts within the Subject Property which include: Conservation, Classroom/Administration, Conference Center and Practical Training. Further, the proposed PUD provides for landscaping, parking, bicycle and pedestrian facilities, utilities, signage and traffic impact requirements (Attachment 4).

Site Conditions: The FEMA flood zone designations for the Subject Property are zones "C" and "A". Flood Zone "C" is an area of minimal flooding, and usually does not require flood insurance by mortgage lenders. Flood Zone "A" is an area of the one hundred year floodplain where structures may have to be elevated and flood insurance may be required.

Currently, the site is vacant and large portions of it are being utilized as timberland.

Florida Environmental & Land Services, Inc. completed an environmental analysis of the site in December 2012. The report noted the presence of wetlands on 34.57+/- acres of the Subject Property, most of which is located on the northern side. There is a small wetland on the

central eastern portion of the property and a slightly larger one on the southern end. Three karst features have been noted on the site. Additionally, two active gopher tortoise burrows were located in the central portion of the parcels and the presence of the Florida Black Bear was confirmed during field studies. Staff notes that any endangered or threatened species will be required to be protected by law. Staff visited the Subject Property on February 26, 2013 (Attachment 5).

Adjacent Parcels: Abutting parcels are zoned AG (Agriculture) and RR-1 (Semi-Rural Residential). The AG zoning district allows for the same uses as currently permitted on the Subject Property. The RR-1 zoning district allows for residential density of 1 dwelling unit per acre and permits the construction of site-built, single-family dwellings and the installation of mobile homes (Attachment 6).

Compatibility: The Subject Property's current AG zoning is not consistent with the recently adopted future land use designation of Public Facilities. However, the proposed PUD zoning district is consistent with the proposed Public Facilities land use designation.

Public Notification: This request has been noticed and advertised in accordance with the provisions of the Wakulla County Land Development Code. The Planning Department also posted appropriate signage on two locations of the Subject Property indicating the Change of Zoning request.

The advertisement for this public hearing appeared in The Wakulla News on February 7, 2013 (Attachment 7).

Additional Issues: It should be noted that this is final Public Hearing before the Board of County Commissioners.

Options:

1. Conduct the final Public Hearing and adopt the proposed Ordinance amending the Official Zoning Map, amending the Official Zoning from AG (Agriculture) zoning district to PUD (Planned Unit Development) zoning district, based upon the findings of fact and conclusions of law made by the Board and any evidence submitted at the Hearing hereon.

2. Conduct the final Public Hearing and do not adopt the proposed Ordinance amending the Official Zoning Map, from AG (Agriculture) zoning district to PUD (Planned Unit Development) zoning district, retaining the Official Zoning based upon the findings of fact and conclusions of law made by the Board and any evidence submitted at the Hearing hereon.

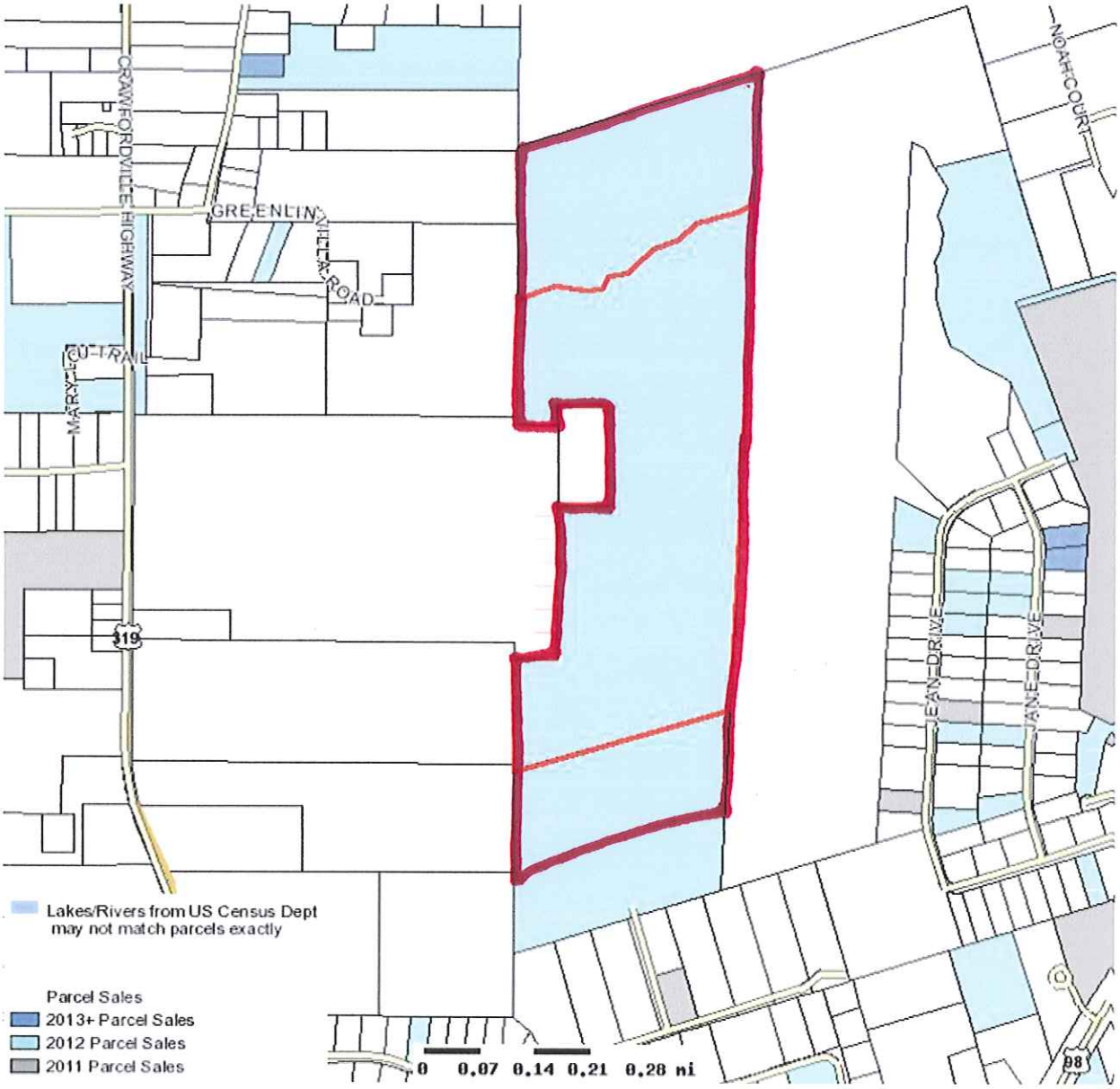
3. Board Direction.

Recommendation:

Option 1. The Planning Commission recommends approval of the Application for Change of Zoning R13-01, with the condition that the Future Land Use Map Amendment is adopted by the Board of County Commissioners.

Attachment(s):

1. Location Map
2. FLUM Policy 1.2.13
3. Section 5-25, LDC
4. Proposed PUD and Development Plan
5. Site Photos
6. Zoning Map
7. Advertisement
8. Draft Ordinance
9. Development Order


CRAWFORDVILLE HIGHWAY
GREENLIN VILLA ROAD
MARYLEE CUT-TRAIL
NOAH COURT
JEAN DRIVE
JANE DRIVE
319
98
Lakes/Rivers from US Census Dept
may not match parcels exactly
Parcel Sales
2013+ Parcel Sales
2012 Parcel Sales
2011 Parcel Sales
0 0.07 0.14 0.21 0.28 mi

1.2.13 *Public Facilities.*

(1) *Description.* The land use category is intended for activities and facilities for public uses such as, governmental, schools, fire stations and similar public buildings. There is no residential density or commercial intensity standards associated with this category.
(2) *Permitted/Prohibited Uses.*
(a) Residential development shall be prohibited.
(b) Commercial development shall be prohibited.
(c) Structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals and public health facilities, libraries, police stations, fire stations, airports, and government administration buildings; and systems or facilities for transportation, communications, maintenance and equipment storage, sewer, drainage, and potable water.
(d) Public primary or secondary schools, vocational and technical schools, technology training facilities, and colleges and universities licensed by the Florida Department of Education; structures or lands that are owned, leased, or operated.
(3) *Intensity Limitations.*
(a) Development shall not exceed a floor-area ratio (FAR) of 0.5 where central water and sewer (including package plants) are available and 0.20 where not available but fire protection is deemed adequate through a concurrency determination at the Technical Review process.
(4) *Special Development Standards.*
(a) Public facility uses may be permitted if the proposed use is not harmful or inconsistent with surrounding land uses. Development approval shall be subject to review and approval by the Planning Department and local planning agency pursuant to the review procedures identified in the Land Development Code. Land use approval shall be contingent upon Plan consistency and a showing that needed facilities and service capacities are available concurrent with the proposal's impacts. Development approval may require landscape buffers, screening walls, or other similar requirements to ensure compatibility.
(b) Proposed non-residential land uses shall be consistent with the FLUM and the existing and proposed character and nature of the area. Compatibility will be determined through staff technical review process and/or the public hearing process before the local planning agency and County Commission where required by the Land Development Code.
(Ord. No. 2005-44, § 1, 8-9-05)

Sec. 5-25. AG Agricultural district regulations.

(1) *District intent.* The provisions of this district are primarily intended to protect areas that are suitable for agricultural operations, to prevent the misuse of prime agricultural lands and to accommodate nonagricultural uses that do not conflict with or limit the primary intent of this district. This zoning district is consistent with the agricultural land use category identified in the comprehensive plan.

(2) *Principal uses:*

1. Agricultural production--crops and livestock
2. Crop services
3. Fishing, hunting and trapping
4. Forestry
5. Foster homes
6. Landscape and horticultural services
7. Livestock and agricultural equipment barns
8. Mobile homes
9. Single-family dwellings
10. Soil preparation services

(3) *Conditional uses:*

1. Airports and airstrips
2. Borrow pits
3. Cemeteries
4. Churches
5. Pet kennels
6. Public and private recreation facilities
7. Sanitary landfill
8. Schools
9. Veterinary clinics or hospitals

(4) *Development standards:*

(a) Minimum lot size:

Area: 5 acres
Width: 150 feet
Depth: NA

(b) Minimum building setbacks:

(1) *Front:* 50 feet
Rear: 40 feet
Side: 15 feet
Sice Street: 20 feet

(2) Building setbacks for residential use on platted lots (recorded or unrecorded subdivisions). Residential dwellings proposed on agriculture zoned lots may be reviewed by the Zoning Official for a determination of applicable setback standards. Where platted lots (recorded or unrecorded subdivisions) exist within agriculture zoning districts are proposed for residential development, the Zoning Official may determine that the minimum residential setbacks of "Front 25 feet, Rear 15 feet, Side 8 feet, and Side street 20 feet," may be applied from the property lines. In the course of review, the Zoning Official shall use best available information to determine compatibility and consistency

with existing development trends and the character and nature of an area's uses, and other pertinent information relevant to a development permit application that is otherwise consistent with the County Comprehensive Plan and Land Development Codes. An appeal of a Zoning Official's determination shall be pursuant to Section 3-23. LDC.
(3) Note: additional setback standards when adjacent to water bodies in Section 6-16, LDC.
(c) Maximum building restrictions:
Coverage: NA
Height: 35 feet
Density:* 1 per 5 acres
*Dwelling units per acre
(Ord. No. 85-4, 7-23-85; Ord. No. 93-25, 11-15-93; Ord. No. 2000-34, § 1(a), 11-20-00)
Cross references: Roadside stand in AG district, § 6-1(5).

Wakulla Environmental Institute
Public Facilities Planned Unit Development (PUD)
Draft Development Standards
February 27, 2013
Revised per TRC Comments

GENERAL INTENT

Tallahassee Community College (TCC) proposes to develop the Wakulla Environmental Institute (WEI) in Wakulla County. The WEI will lead economic development efforts in North Florida while focusing attention on the environment. TCC proposes to offer eight environmentally focused degree and certificate programs at the Wakulla campus. Green programs will include those in water, wastewater, recycling, alternative energy, recreation, and conservation. The WEI will be a world-class destination that combines education, conservation, and recreation. The entire campus will be pedestrian friendly. The WEI Planned Unit Development (PUD) will include four districts. They are Conservation, Classroom/Administration, Conference Center, and Practical Training.

DISTRICTS

I. Conservation

A. Intent: The Conservation District will provide for the protection of all wetlands, sinkhole lakes, Gum swamps, and associated buffers. It is intended that these areas be conserved with minimal disturbance and construction.

B. *Principal uses.*

1. Buffering of Environmentally Sensitive Areas
2. Passive recreation including but not limited to trails, boardwalks, and overlooks.
3. Outdoor Education (including demonstration projects)
4. Managed Habitat for threatened and endangered species.
5. Stormwater Outfalls (uplands)

C. *Prohibited Uses*

1. *Commercial Operations*
2. *Residential*
3. *Industrial*
4. *Roadways*

D. Development standards

1. The Conservation District shall be kept in its "natural state" which means that there will be no disturbances except for the removal of native vegetation less that 2" BDH, exotic plants, noxious plants, downed trees, planted pines, briars, kudzu, etc.
2. Controlled burns may be permitted for both ecological reasons and as a training exercise
3. Passive recreation facilities may be constructed and shall minimize wetland impacts by the use of best management practices.
4. Stormwater Outfalls are allowed and shall be constructed using best management practices to preclude erosion (uplands only).
5. Other passive recreation facilities (picnic shelters, overlooks) may be constructed in buffer (upland) areas.
6. Interpetive signs are encouraged to enhance education.
7. Innovative infrastructure facilities for environmental research and education.

II. Classroom/Administration

A. Intent: The Classroom/Administration District provides for classrooms, administration space, offices, laboratories, and a large amphitheater suitable for graduation and community activities

B. Principle Uses
1. Classroom buildings
2. Administration buildings
3. Amphitheater
4. Cafeteria
5. Computer Laboratory
6. Research/Training Laboratory
7. Active and Passive Recreation
8. Sustainable Living Laboratory
9. Infrastructure Support Facilities
10. Student Union Building
11. Media Center/Library
12. Reception Center
13. Other demonstration, support and instructional facilities consistent with the educational mission of TCC and WEI

C. Accessory Uses
1. Book/School supply store
2. Copy/printing shop
3. Other support retail activities

D. Prohibited Uses
   1. Commercial (other than described above)
   2. Industrial (other than demonstration projects)

E. Development Standards
   1. Minimum building setbacks (from property lines)
      a. Front: 25 feet
      b. Rear: 25 feet
      c. Side: 25 feet

   2. Maximum building restrictions
      a. Coverage: 60 %
      b. Height: 75 feet
      c. Density: N/A

III. Conference Center

A. Intent: The Conference Center shall provide for conferences and seminars relating to the Wakulla Environmental Institute's recreation and education activities. Facilities will also be available for community activities.

B. Principle Uses
   1. Hospitality Training
   2. Recreation Training
   3. Hotel with Hotel Operations Training (contract operation allowed)
   4. Eating and Drinking Establishments
   5. Active and Passive Recreation
   6. Infrastructure Support Facilities

C. Prohibited Uses
   1. Commercial (other than described above)
   2. Industrial (other than demonstration projects)

D. Development Standards
   1. Minimum building setbacks (from property lines)
      a. Front: 25 feet
      b. Rear: 25 feet
      c. Side: 25 feet

   2. Maximum building restrictions
      a. Coverage: 60 %
      b. Height: 75 feet
      c. Density: N/A

IV. Practical Training

A. Intent: The Practical Training District will provide for hands on training

B. Principle Uses
1. Fixed Equipment Training
2. Mobile Equipment Training
3. Equipment Storage and Staging
4. Research/training laboratories
5. Various hands-on training facilities
6. Infrastructure Support Facilities

C. Prohibited Uses
1. Commercial (other than described above)
2. Industrial (other than demonstration projects)

D. Development Standards
1. Minimum building setbacks (from property line)
   a. Front: 25 feet
   b. Rear: 25 feet
   c. Side: 25 feet

2. Maximum building restrictions
   a. Coverage: 60 %
   b. Height: 75 feet
   c. Density: N/A

The following development standards will apply to all districts within the Wakulla Environmental Institute Planned Unit Development.

1. Protected species

Although the environmental survey was conducted during a time of year when Gopher Tortoises are inactive, two active holes were found. They appear to be in the vicinity of the conceptually proposed entrance drive. There is adequate suitable habitat on the property to relocate the Gopher Tortoises if they prove to be too close to the finalized corridor of the entrance road. During site plan submittals, if the Gopher Tortoise holes are in the impacted area of construction, all state and federal requirements with regards to the Gopher Tortoise and other protected species will be met or exceeded during the design and construction of the WEI.

2. Landscaping

A. Preservation and reforestation. All new development or redevelopment sites shall provide a minimum of 100 tree inches per gross acre, post development. The tree inches shall consist of preserved, existing trees and/or newly planted trees.

B. Vehicle use area landscaping. All vehicle use areas shall include interior landscaping to provide shade, reduce glare, break-up the appearance of large expanses of asphalt, and enhance the appearance of parking areas.

1. Vehicle use areas shall be landscaped at a minimum rate of ten percent of the total vehicle use area. Landscape areas must be a minimum of 12 feet wide, contain at least 200 square feet and contain a minimum of one shade tree measuring at least 2½ inch in diameter per each 200 square feet.

2. Interior landscape areas shall be distributed through out the vehicle use area to provide the maximum number of shaded parking spaces.

3. Vehicle stops or other design features shall be used so that parked vehicles do not overhang more than two feet into any landscape area.

C. There will be no perimeter landscape buffers required other than preservation of existing native vegetation.

D. District boundaries internal to the PUD will not require landscape buffering.

E. Landscaping will be required around all buildings as required by the State Requirements for Educational Facilities (SREF).

F. Landscaping will comply with Florida Friendly Landscaping Guide yards requirements.

G. Landscape material will include a selection of native, drought-tolerant plant species and plant selections that are compatible with site-specific conditions.

H. Exotic and/or invasive plant species will not be used.

I. Landscape designs will group plants with similar moisture and maintenance requirements.

J. Proper mulching techniques will be used. Reclaimed waste water may be used to irrigate public access areas when reclaimed water is made available.

K. Irrigation systems will not be required, however, if used they will include soil moisture sensor controllers and automatic shut off valves. Site plans will include watering plans for the establishment of landscape materials.

3. Streets-Street and drives shall be constructed in accordance with adopted road design, construction specifications, and typical sections provided in the PUD plans. Streets and drives shall provide safe and free movement of vehicular traffic, and safe, efficient, and

convenient access to land uses within the development and to roadways adjacent to the development.

4. Parking: The number of parking spaces provided will be as required by the SREF (one for every two students plus additional for visitors depending on building type).

   Bicycle parking will be provided at 10% the number of required vehicle parking spaces.

   Compact vehicle parking will be encouraged by allowing a reduction in the total number of parking spaces by 10%.

   Innovative paving materials may be used for research and demonstration of environmental advantages of new materials.

   Electric/hybrid vehicle parking will be provided at 2% of required parking.

5. Pedestrian Facilities-the WEI will be pedestrian and bicycle friendly. It will include a system of walkways, path, and trails between buildings, open spaces and recreation areas. Space will be reserved for access to public transportation.

6. Utilities

   A. Sanitary Sewer: The property shall utilize municipal wastewater service. Other innovative wastewater treatment methods may be used on-site for research, training, and demonstration. On site wastewater treatment is allowed providing it meets state and local requirements.
   B. Potable Water: The property shall utilize municipal water service. The water demand will be in accordance with state standards. Fire flow shall be provided as required by the building code. Water may be provided in innovative ways for research, training, and demonstration.
   C. Electric Service: Electric service will be provided by Progress Energy. On site electrical/communication lines will be underground. The WEI intends to make extensive use of solar and other alternative energy sources with a goal of being energy neutral at build-out.

7. Signs

   External signs will be in accordance with state and local standards. Internal signs will be at the discretion of the Wakulla Environmental Institute. Directional and informational signs will be provided throughout the property and specifically shown on the site plan. The maximum sign height is 30 foot.

8. Traffic Impacts

A. A Traffic Impact Analysis was provided to support the Comprehensive Plan Amendment (CPA). This traffic analysis identifies traffic impacts associated with the maximum densities and intensities for a CPA from Agriculture to Public Facilities. The actual maximum density is limited by the proposed PUD plan to much less.
B. A detailed Traffic Impact Analysis will be prepared and submitted with each Site Plan submitted for approval. With each phase of construction, the traffic impact analysis will consider the cumulative effects. Necessary improvements will be included as an integral part of each Site Plan.
C. FDOT Driveway Permit reauthorizations will be required for each phase of construction, even if an existing connection is being used. The purpose of this is to allow for the reevaluation of the adequacy of the connection for each phase.

PUD MASTER LAND USE PLAN

JANUARY 30, 2013

OWNER(S)	PROPOSED OWNER	PROJECT MANAGER	ENGINEERS	TRAFFIC PLANNERS	ARCHITECT	SURVEYOR
SCOTT W. GABY 00-00-087-000-1 1587-000 00-00-086-000-1 1582-000 KEVIN R. GABY & KANE JTRS GABY 00-00-086-000-1 1583-000	TALLAHASSSEE COMMUNITY COLLEGE /WAKULLA ENVIRONMENTAL INSTITUTE BOB BALLARD EXECUTIVE DIRECTOR WAKULLA ENVIRONMENTAL INSTITUTE ballardb@tcc.fl.edu	TALLAHASSEE COMMUNITY COLLEGE DIRECTOR OF PHYSICAL PLANT, FACILITIES PLANNING & CONSTRUCTION 850-201-8177 PHONE 850-201-8184 FAX DAVID WILDES wildesd@tcc.fl.edu	PREBLE-RISH INC. CONSULTING ENGINEERS AND SURVEYORS 2822 REMINGTON GREEN CIRCLE TALLAHASSEE, FLORIDA 32308 850.523.0062 PHONE 850. 681-3600 (FAX) DEBRA PREBLE, P.E. prebled@preble-rish.com ALAN WISE, P.E. wisea@preble-rish.com DEJI AJOSE-ADEOGUN, P.E. ajosed@preble-rish.com	DANTIN CONSULTING, LLC 506 FRANK SHAW ROAD TALLAHASSEE, FLORIDA 32312 (850) 544-3062 (850) 893-9549 (FAX) DEBBIE DANTIN, P. E. debbie@dantinconsultingllc.com	DAG ARCHITECTS, INC. JACK BAKER, RA PRESIDENT 1223 AIRPORT ROAD DESTIN, FL 32541 OFFICE: 850.837.8152 DIRECT: 850.337.6460 FAX: 850.654.4276 jbaker@dagarchitects.com	THURMAN RODDENBERRY & ASSOCIATES, INC. PROFESSIONAL SURVEYORS AND MAPPERS JAMES T. RODDENBERRY, SUVEYOR AND MAPPER P.O. BOX 100, 125 SHELDON STREET SOPCHOPPY, FLORIDA 32358 OFFICE: 850.962.2538 FAX: 850.962.1303 thurman_tra@earthlink.net

PROJECT DESCRIPTION:

TALLAHASSEE COMMUNITY COLLEGE (TCC) PROPOSES TO CREATE THE WAKULLA ENVIRONMENTAL INSTITUTE (WEI) IN WAKULLA COUNTY ON THIS PROPERTY. THE WEI WILL LEAD ECONOMIC DEVELOPMENT EFFORTS IN NORTH FLORIDA WHILE FOCUSING ATTENTION ON THE ENVIRONMENT. TCC PROPOSES TO OFFER EIGHT ENVIRONMENTALLY FOCUSED DEGREE AND CERTIFICATE PROGRAMS AT THE WAKULLA CAMPUS. GREEN PROGRAMS WILL INCLUDE THOSE IN WATER, WASTEWATER, RECYCLING, ALTERNATIVE ENERGY, RECREATION, AND CONSERVATION. THE WEI WILL BE A WORLD-CLASS DESTINATION THAT COMBINES EDUCATION, CONSERVATION, AND RECREATION.

THE PROPERTY INCLUDES PORTIONS OF THE FOLLOWING PARCELS: 00-00-087-000-11587-000, 00-00-086-000-11582-000, AND 00-00-086-000-11583-000.

LOCATION MAP
N.T.S.

PREBLE-RISH INC. PROJECT NUMBER: 605.120

SHEET INDEX:

1) COVER SHEET/DEVELOPMENT NOTES
2) BOUNDARY
3) FEATURES MAP
4) SOILS MAP
5) PUD MASTER LAND USE PLAN
6) PROPOSED EXISTING LAND USE PLAN
7) CONCEPTUAL MASTER GRADING AND DRAINAGE PLAN
8) TYPICAL CROSS SECTIONS

PREBLE-RISH INC
CONSULTING ENGINEERS & SURVEYORS

ATTACHMENT
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February 05, 2013 (10:08:28 EST)
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FLOOD ZONE INFORMATION:

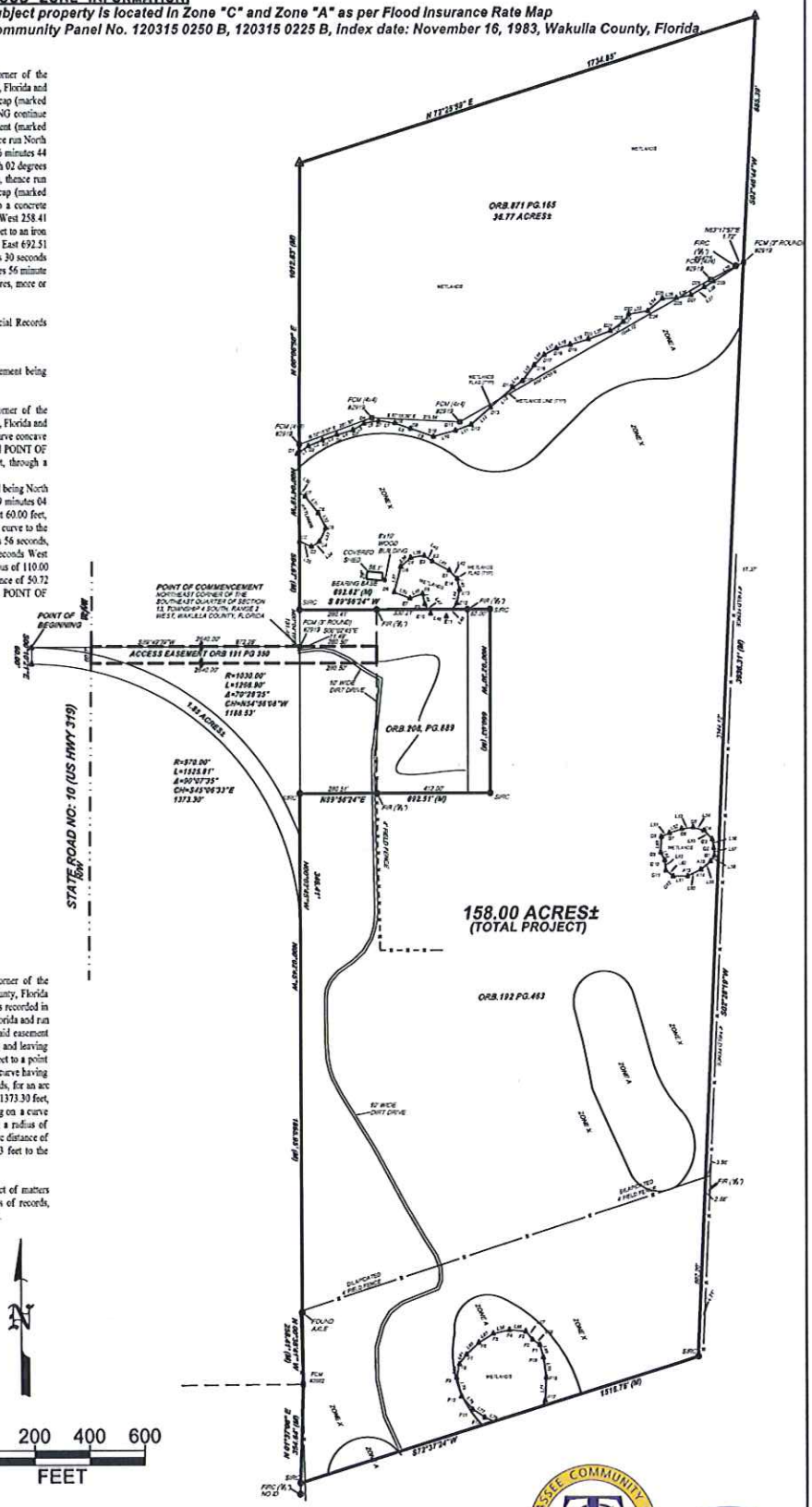
Subject property is located in Zone "C" and Zone "A" as per Flood Insurance Rate Map Community Panel No. 120315 0250 B, 120315 0225 B, Index date: November 16, 1983, Wakulla County, Florida

LEGAL DESCRIPTION:
Commence at a concrete monument (marked #2919) marking the Northeast corner of the Southeast Quarter of Section 13, Township 4 South, Range 2 West, Wakulla County, Florida and run North 00 degrees 04 minutes 19 seconds West 131.48 feet to an iron rod and cap (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 04 minutes 19 seconds West 594.67 feet to a concrete monument (marked #2919), thence run North 00 degrees 06 minutes 50 seconds East 1012.83 feet, thence run North 72 degrees 25 minutes 59 seconds East 1734.85 feet, thence run South 02 degrees 46 minutes 44 seconds West 885.39 feet to a concrete monument (marked #2919), thence run South 02 degrees 28 minutes 19 seconds West 3936.31 feet to an iron rod and cap (marked #7160), thence run South 72 degrees 37 minutes 24 seconds West 1516.76 feet to an iron rod and cap (marked #7160), thence run North 01 degrees 37 minutes 06 seconds East 354.64 feet to a concrete monument (marked #3562), thence run North 00 degrees 38 minutes 41 seconds West 258.41 feet to an axle, thence run North 00 degrees 02 minutes 45 seconds West 1865.95 feet to an iron rod and cap (marked #7160), thence run North 89 degrees 56 minutes 24 seconds East 692.51 feet to an iron rod and cap (marked #7160), thence run North 00 degrees 02 minutes 30 seconds West 660.03 feet to an iron rod and cap (marked #7160), thence run South 89 degrees 56 minute 24 seconds West 692.62 feet to the POINT OF BEGINNING containing 158.00 acres, more or less.

TOGETHER WITH A 60.00 FOOT WIDE access easement as described in Official Records Book 191 Page 350 of the Public Records of Wakulla County, Florida.

LEGAL DESCRIPTION (CONT'D):
AND ALSO TOGETHER WITH A PROPOSED 60.00 FOOT WIDE access easement being more particularly described as follows:

Commence at a concrete monument (marked #2919) marking the Northeast corner of the Southeast Quarter of Section 13, Township 4 South, Range 2 West, Wakulla County, Florida and run South 00 degrees 02 minutes 45 seconds East 11.49 feet to a point lying on a curve concave to the Southwesterly said point also being the POINT OF BEGINNING. From said POINT OF BEGINNING run Southeasterly along said curve having a radius of 110.00 feet, through a central
angle of 63 degrees 25 minutes 52 seconds, for an arc distance of 121.78 feet, chord being North 31 degrees 52 minutes 00 seconds West 115.65 feet, thence run South 00 degrees 09 minutes 04 seconds East 418.78 feet, thence run South 89 degrees 56 minutes 24 seconds West 60.00 feet, thence run North 00 degrees 09 minutes 04 seconds West 418.69 feet to a point of curve to the left having a radius of 50.00 feet, through a central angle of 89 degrees 50 minutes 56 seconds, for an arc distance of 78.41 feet, chord being North 45 degrees 04 minutes 32 seconds West 70.62 feet, thence run North 60.00 feet to a point of curve to the right having a radius of 110.00 feet, through a central angle of 26 degrees 25 minutes 04 seconds, for an arc distance of 50.72 feet, chord being South 76 degrees 47 minutes 28 seconds East 50.27 feet to the POINT OF BEGINNING.



60.00 FOOT WIDE ACCESS AND UTILITY EASEMENT:

Commence at a concrete monument (marked #2919) marking the Northeast corner of the Southeast Quarter of Section 13, Township 4 South, Range 2 West, Wakulla County, Florida said point lying on the Northerly boundary of a 60.00 foot wide access easement as recorded in Official Records Book 191, Page 350 of the Public Records of Wakulla County, Florida and run South 89 degrees 49 minutes 39 seconds West along the Northerly boundary of said easement 972.28 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Northerly boundary run South 00 degrees 10 minutes 21 seconds East 60.00 feet to a point lying on a curve concave to the Southwesterly, thence run Southeasterly along said curve having a radius of 970.00 feet, through a central angle of 90 degrees 07 minutes 35 seconds, for an arc distance of 1525.81 feet, chord being South 45 degrees 06 minutes 33 seconds East 1373.30 feet, thence run North 00 degrees 02 minutes 45 seconds West 346.41 feet to a point lying on a curve concave to the Southwesterly, thence run Northwesterly along said curve having a radius of 1030.00 feet, through a central angle of 70 degrees 28 minutes 25 seconds, for an arc distance of 1266.90 feet, chord being North 54 degrees 56 minutes 08 seconds West 1188.53 feet to the POINT OF BEGINNING containing 1.85 acres more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

BOUNDARY AND LEGAL DESRIPTION BASED UPON SURVEY BY:

THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103
LB # 7160
EB# 0006155

PREBLE-RISH, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF PREBLE-RISH, INC.

PROJECT NO.	DATE: 01-30-2013
605.120	SCALE: AS SHOWN
SHEET 02	DRAWN: DW
	CHECKED: AW

Wakulla Environmental Institute
BOUNDARY

PREBLE-RISH INC
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

NO.	DATE	APP'L	REVISION
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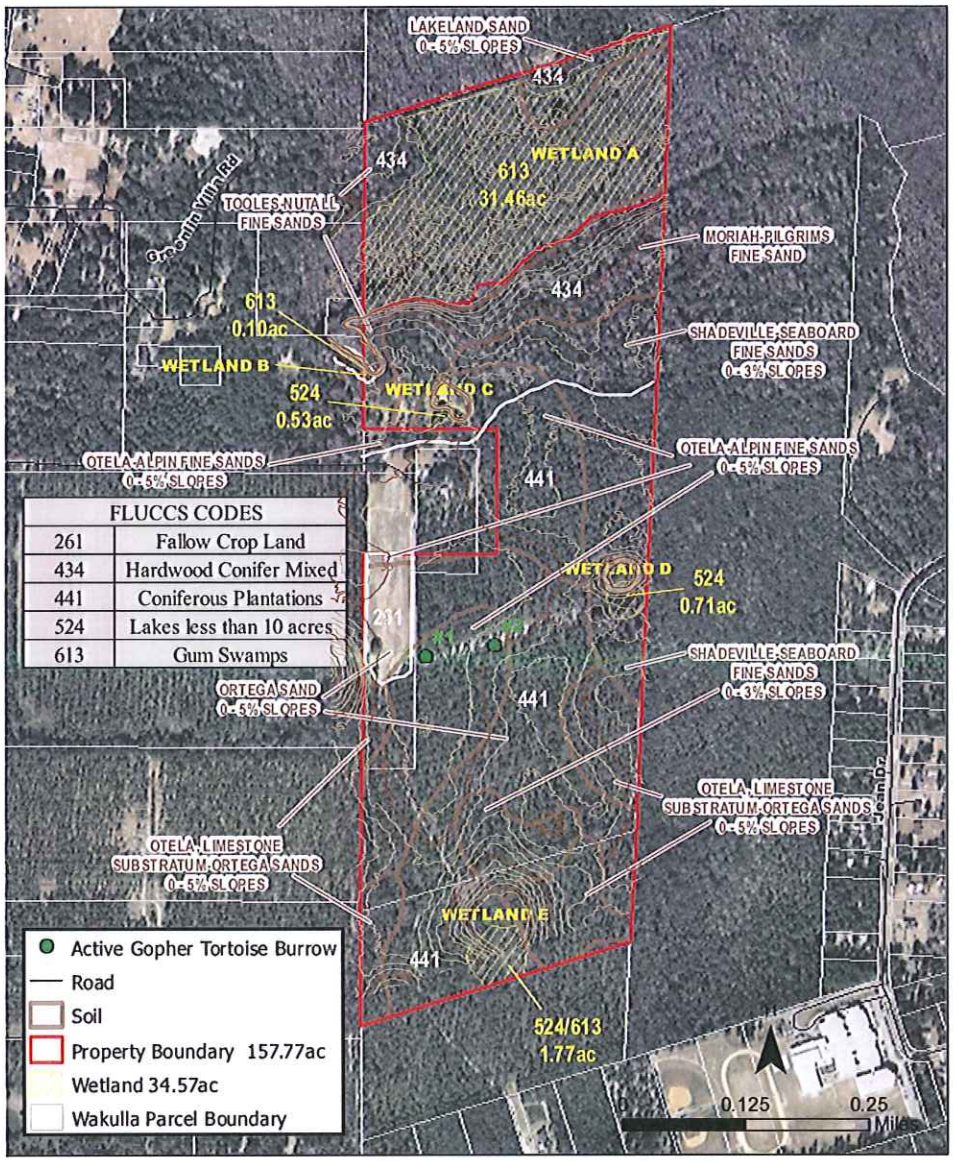
ATTACHMENT PAGE 4 OF 4



FLUCCS CODES	
261	Fallow Crop Land
434	Hardwood Conifer Mixed
441	Coniferous Plantations
524	Lakes less than 10 acres
613	Gum Swamps

- Active Gopher Tortoise Burrow
- Road
- Soil
- Property Boundary 157.77ac
- Wetland 34.57ac
- Wakulla Parcel Boundary

CONTOUR INFORMATION: 2' CONTOURS PER FGDL DATA.

NATURAL FEATURES BY:

FLORIDA ENVIRONMENTAL AND LAND SERVICES, INC.
221-4 DELTA COURT
TALLAHASSEE, FL 32303
(850) 385-6255 (850) 385-6355 (FAX)

EE# 0006155

PROJECT NO.	605.120
DATE:	01-30-2013
SCALE:	AS SHOWN
SHEET	03
DRAWN:	DW
CHECKED:	KW

Wakulla Environmental Institute
FEATURES MAP

PREBLE-RISH INC
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

NO.	DATE	APPR.	REVISION
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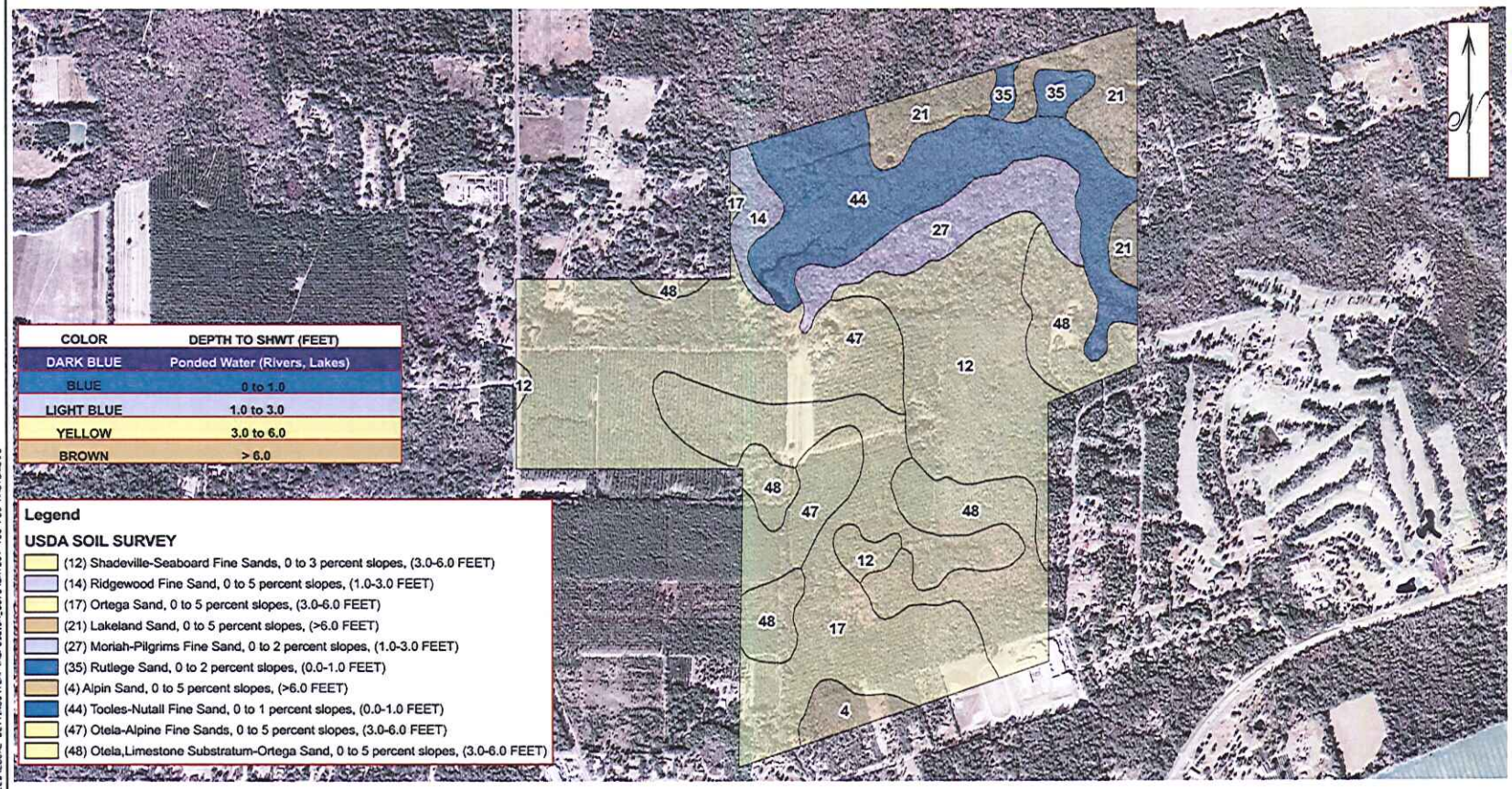
ATTACHMENT 01 PAGE 51 OF 71



COLOR	DEPTH TO SHWT (FEET)
DARK BLUE	Ponded Water (Rivers, Lakes)
BLUE	0 to 1.0
LIGHT BLUE	1.0 to 3.0
YELLOW	3.0 to 6.0
BROWN	> 6.0

Legend

USDA SOIL SURVEY

- (12) Shadeville-Seaboard Fine Sands, 0 to 3 percent slopes, (3.0-6.0 FEET)
- (14) Ridgewood Fine Sand, 0 to 5 percent slopes, (1.0-3.0 FEET)
- (17) Ortega Sand, 0 to 5 percent slopes, (3.0-6.0 FEET)
- (21) Lakeland Sand, 0 to 5 percent slopes, (>6.0 FEET)
- (27) Moriah-Pilgrims Fine Sand, 0 to 2 percent slopes, (1.0-3.0 FEET)
- (35) Rutlege Sand, 0 to 2 percent slopes, (0.0-1.0 FEET)
- (4) Alpin Sand, 0 to 5 percent slopes, (>6.0 FEET)
- (44) Tooles-Nutall Fine Sand, 0 to 1 percent slopes, (0.0-1.0 FEET)
- (47) Otela-Alpine Fine Sands, 0 to 5 percent slopes, (3.0-6.0 FEET)
- (48) Otela,Limestone Substratum-Ortega Sand, 0 to 5 percent slopes, (3.0-6.0 FEET)

SOILS SURVEY INFORMATION BY:

EGS Environmental and Geotechnical Specialists, Inc.
1104 North Magnolia | Tallahassee, Florida 32301
Office #: (850) 388-1253 | Fax #: (850) 385-8020

WAKULLA Environmental Institute
TALLAHASSEE COMMUNITY COLLEGE

TALLAHASSEE COMMUNITY COLLEGE Founded 1966

PREBLE-RISH INC
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

NO.	DATE	APPR.	REVISION
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Wakulla Environmental Institute
SOIL SURVEY

PROJECT NO. 605.120	DATE: 01-30-2013
	SCALE: AS SHOWN
SHEET 04	DRAWN: DW
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ATTACHMENT 4
PAGE 11 OF 15

February 26, 2013 (12:02:22 EST)
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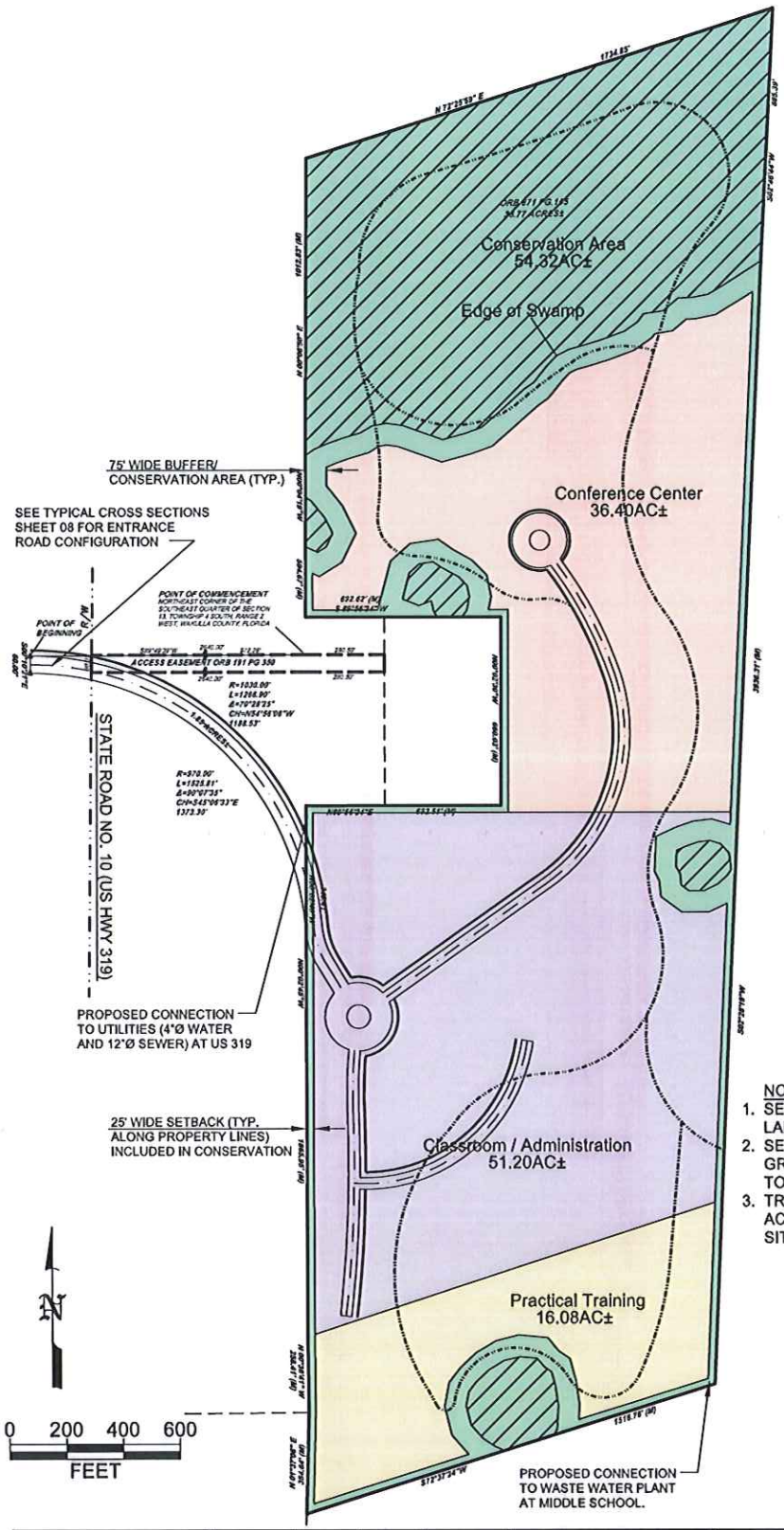

LEGEND

- Conference Center
- Classroom / Administration
- Practical Training
- Conservation
- Delineated Wetlands
- Proposed NatureTrail
- Proposed Bicycle Trail

NOTES:

1. SEE SHEET 06 FOR PROPOSED AND EXISTING LAND USE MAP AND ZONING CLASSIFICATION.
2. SEE SHEET 07 FOR CONCEPTUAL MASTER GRADING AND DRAINAGE PLAN FOR PROPOSED TOPOGRAPHY.
3. TRAIL NETWORK SHOWN IS CONCEPTUAL. ACTUAL NETWORK TO BE PROVIDED DURING SITE PLAN REVIEW.

Land Use	Area (AC±)	% Site	% Open	Bldg. SF	Max. Roads / Misc. Imp. SF	Max. % Imp.
Conference Center	36.40	23.0	60	185,000	449,233	40
Classroom / Administration	51.20	32.4	60	301,000	591,109	40
Practical Training	16.08	10.2	75	6,000	169,111	25
Conservation	54.32	43.4	90	0	236,618	10
Total Project	158.0	100	71.6	492,000	1,446,071	28.4

TALLAHASSEE COMMUNITY COLLEGE Founded 1966

WAKULLA Environmental Institute
TALLAHASSEE COMMUNITY COLLEGE

PROJECT NO.	DATE: 01-30-2013
605.120	SCALE: AS SHOWN
SHEET 05	DRAWN: DW
	CHECKED: AW

Wakulla Environmental Institute
MASTER PLAN

PREBLE-RISH INC
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

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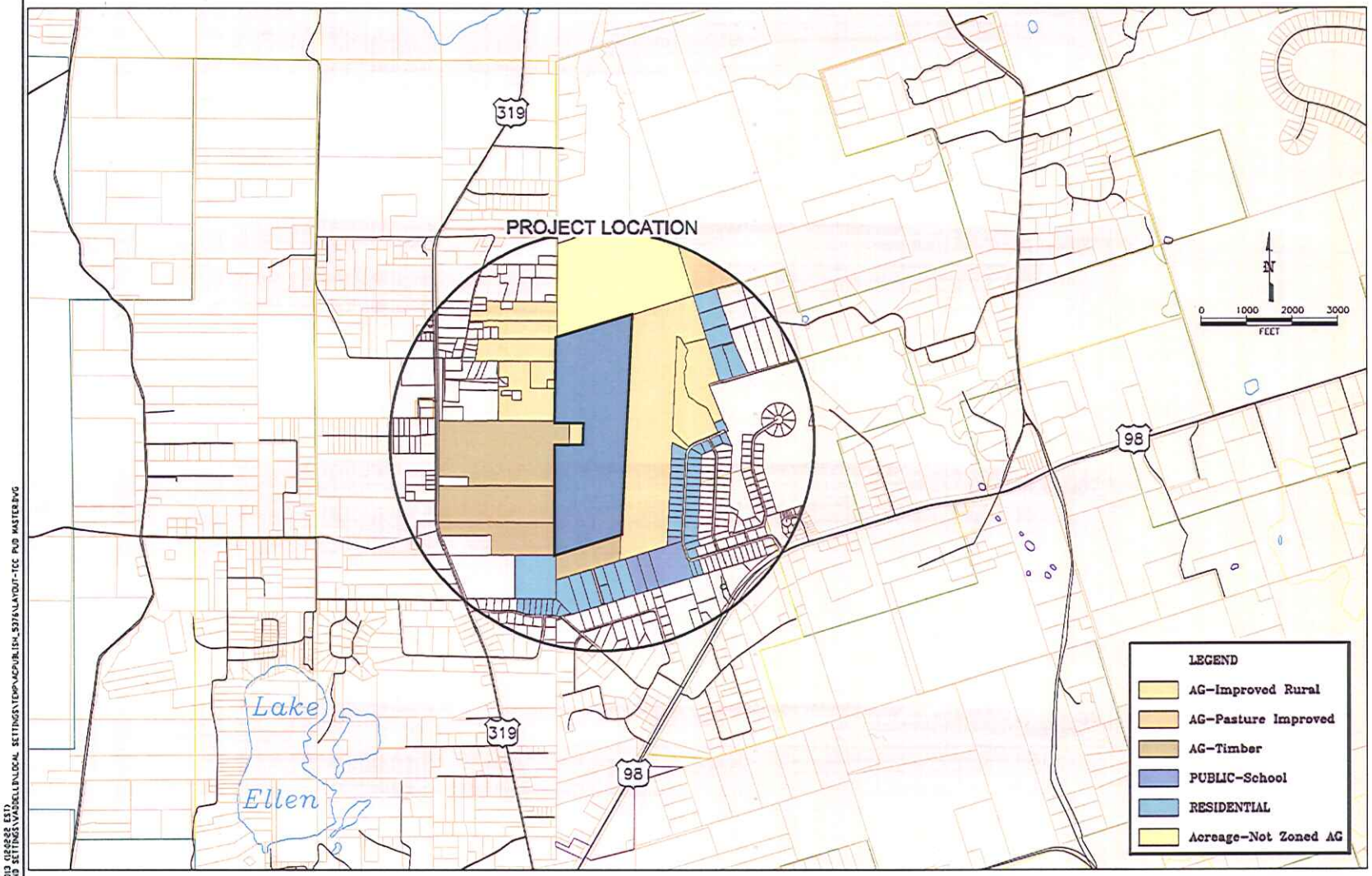

WAKULLA Environmental Institute

TALLAHASSEE COMMUNITY COLLEGE Founded 1966

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Wakulla Environmental Institute
PROPOSED EXISTING LAND USE PLAN

NO.	DATE	APPR.	REVISION
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PROJECT NO. 605.120
DATE: 01-30-2013
SCALE: AS SHOWN
SHEET 06
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ATTACHMENT 4
PAGE 13 OF 15

February 26, 2013 (12:22:22 EST)
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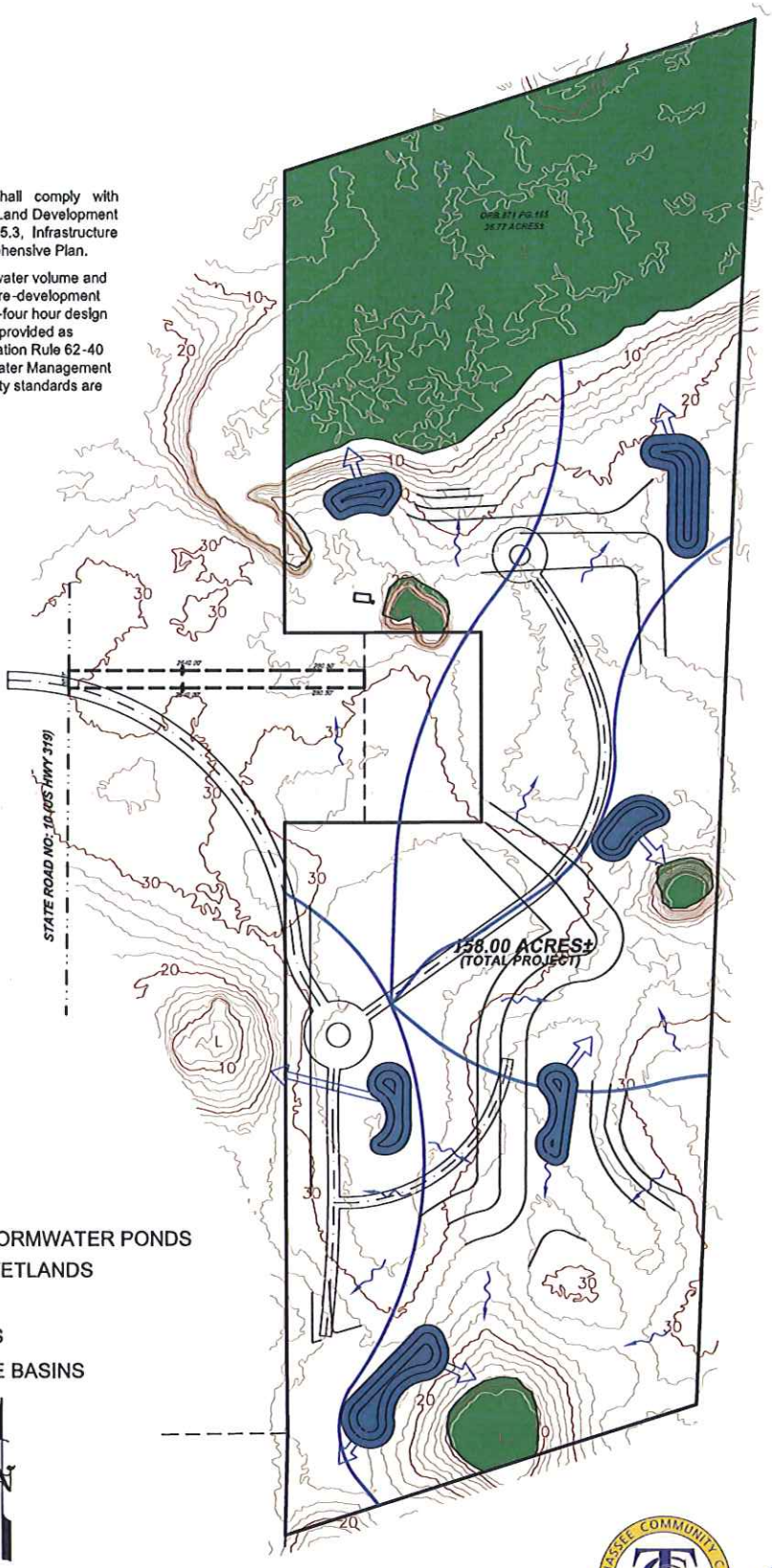
STORMWATER REQUIREMENTS:

The proposed stormwater design shall comply with Section 6-21(3) of the Wakulla County Land Development Code; and Policy 1.1.1 and Policy 2.5.3, Infrastructure Element, of the Wakulla County Comprehensive Plan.

The proposed post-development stormwater volume and peak discharge rates shall not exceed pre-development conditions for a twenty-five year, twenty-four hour design storm. Water Quality treatment shall be provided as required by Water Resource Implementation Rule 62-40 Florida Administrative Code or FDEP/Water Management District regulations such that water quality standards are met.



LEGEND

- PROPOSED STORMWATER PONDS
- DELINEATED WETLANDS
- OUTFALLS
- FLOW ARROWS
- SITE DRAINAGE BASINS

N

0 200 400 600
FEET

EB# 0006155

PROJECT NO. 605.120	DATE: 01-30-2013	Wakulla Environmental Institute CONCEPTUAL MASTER GRADING & DRAINAGE PLAN	PREBLE-RISH INC CONSULTING ENGINEERS AND SURVEYORS CIVIL • SURVEYING • SITE PLANNING
	SCALE: AS SHOWN		
SHEET 07	DRAWN: DW		
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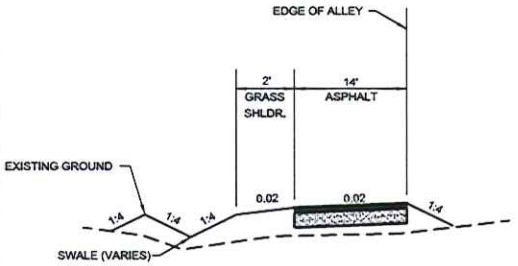
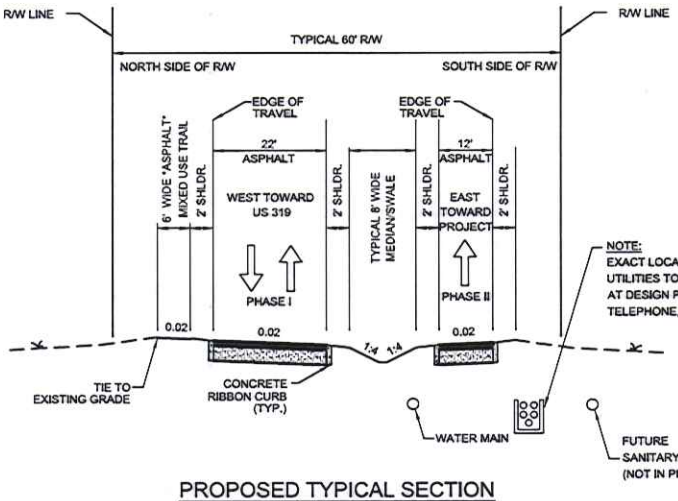
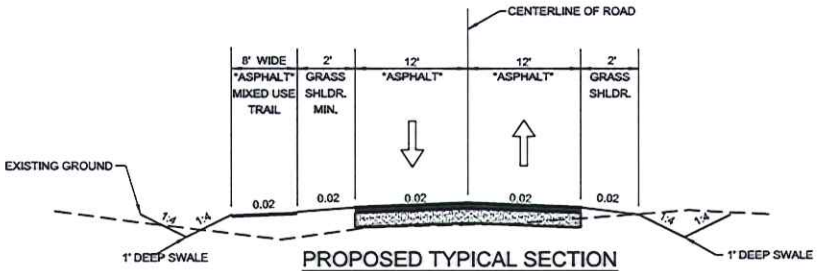


PROPOSED TYPICAL SECTION
ALLEY TYPE ON-SITE ROADS
NOT TO SCALE

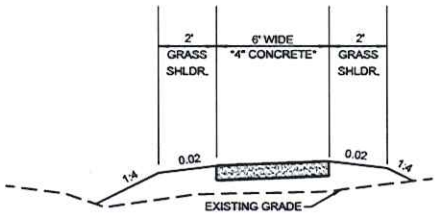


PROPOSED TYPICAL SECTION
PRIMARY ENTRANCE DRIVE
NOT TO SCALE

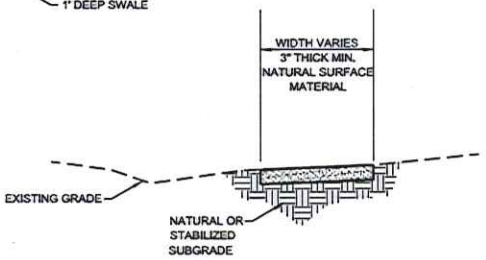
NOTES:
1. * - FOR ALL ROADWAYS AND TRAILS, INNOVATIVE SURFACING MATERIALS MAY BE USED IN LIEU OF CONCRETE OR ASPHALT SURFACES FOR EDUCATION, DEMONSTRATION, OR RESEARCH PROJECTS.
2. ONLY ONE OF THE ENTRANCE DRIVES WILL BE CONSTRUCTED DURING PHASE I.



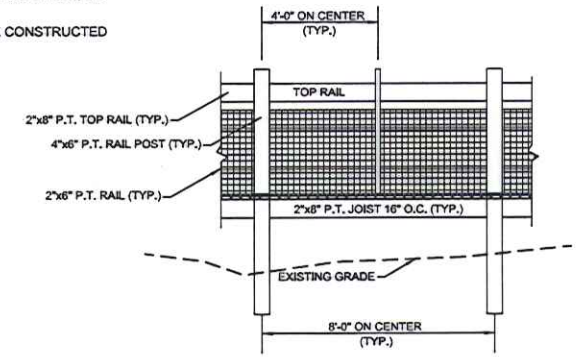
PROPOSED TYPICAL SECTION
SECONDARY ON-SITE ROADS
NOT TO SCALE



PROPOSED TYPICAL SECTION
ON-SITE SECONDARY WALKWAYS
NOT TO SCALE



PROPOSED TYPICAL SECTION
ON-SITE NATURE TRAIL
NOT TO SCALE



PROPOSED TYPICAL ELEVATION
ON-SITE BOARDWALK
NOT TO SCALE

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NO.	DATE	APP'L	REMARKS
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Wakulla Environmental Institute
TYPICAL SECTIONS

EB# 0006155
PROJECT NO. 605.120
DATE: 12/30/2013
AS SHOWN
SHEET 08
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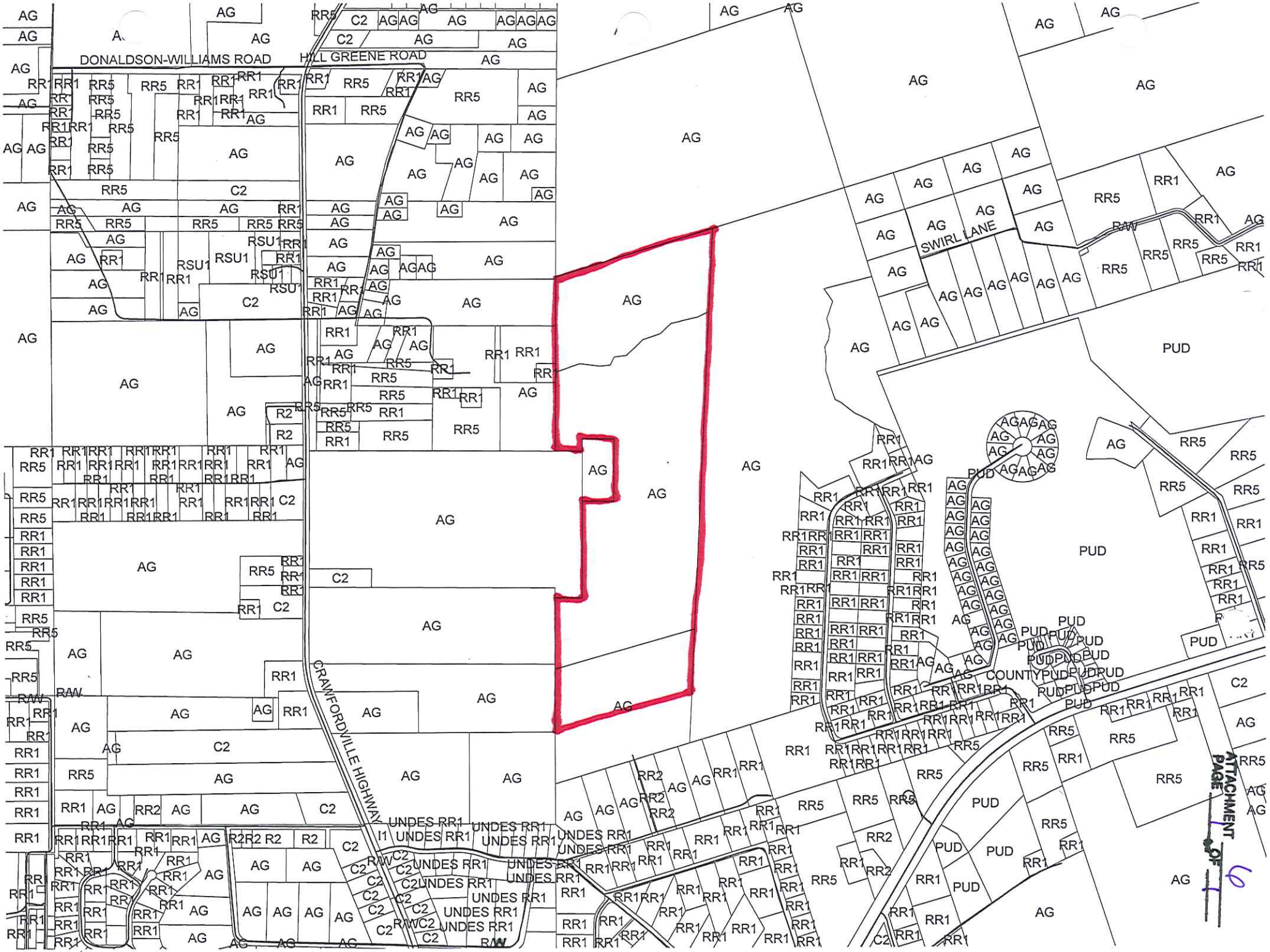
926-3695
926-3695

THIS PROPERTY IS SUBJECT TO A LAND USE CHANGE HEARING
APPLICATION #
NAME
FOR
THE APPLICATION WILL BE CONSIDERED BY THE PLANNING COMMISSION AND/OR BOARD OF COUNTY COMMISSIONERS AT PUBLIC HEARINGS ON:
DATES:
TIMES:
IN THE COMMISSION CHAMBERS AT 20 ARRON ROAD, CRAWFORDVILLE, FL 32327
FOR FURTHER INFORMATION CALL THE PLANNING DEPARTMENT AT:
926-3695
THIS PROPERTY IS SUBJECT TO A LAND USE CHANGE HEARING
APPLICATION #
NAME
FOR
THE APPLICATION WILL BE CONSIDERED BY THE PLANNING COMMISSION AND/OR BOARD OF COUNTY COMMISSIONERS AT PUBLIC HEARINGS ON:
DATES:
TIMES:
IN THE COMMISSION CHAMBERS AT 20 ARRON ROAD, CRAWFORDVILLE, FL 32327
FOR FURTHER INFORMATION CALL THE PLANNING DEPARTMENT AT:
926-3695


DONALDSON-WILLIAMS ROAD
HILL GREENE ROAD
SWIRL LANE
CRAWFORDVILLE HIGHWAY
COUNTY
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"Joe was just a mover and shaker and just had a lot of energy," Henderson said. "He was just a great guy – he loved the community and believed in Wakulla County and he tried to do for the county as much as he could."

Huguenin recalled years "He was stubborn. He just didn't want to go. He enjoyed life too much."

"Joe was kind of an inspiration," Henderson said. "He always had a positive outlook – he didn't have a doomsday attitude."

"He will be missed," Seidler said.

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WEI Executive
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potential new business. At that time, Edwards said he informed Yatsko that property next to the landfill was available, as well as Opportunity Park.

"One of those two would make sense," Edwards said.

Edwards said Yatsko brought up the idea of Panacea.

"It didn't make any sense," Edwards said of that location.

Following that meeting, Edwards said they didn't hear from him until a week or so ago.

During the town hall meeting, Fults also brought up Yatsko's history of the proposed MRF in Columbia County.

Columbia Technologies purchased property in Columbia County to operate a MRF and received all the necessary approval from the county in 2011. Since that time, the only thing that has been done is a slab has been placed at the property and some equipment has been brought in, Fults said.

"The project has died on the vine," Fults said. "Would you agree with that?"

Yatsko said he did not.

Fults asked if Yatsko could make both facilities happen, one in Columbia County and one here.

Yatsko said he could.

Several audience members also asked where the money would come from for the project.

Yatsko said this meeting was intended to see if people are responsive to the idea.

"Those questions come with the unraveling of the opportunity," Yatsko said. "This isn't that."

Crum agreed and said there is no guarantee that Yatsko is bringing his company to Panacea and this was just so residents could be involved in the discussion.

"This was all about seeing if there was support," Crum said.

IC NOTICES

venience, The Wakulla News will provide
ction in our A-section for all Public Notices
he Legal Notice section of the newspaper.

or accept minor irregularities in the best interest of Wakulla County.

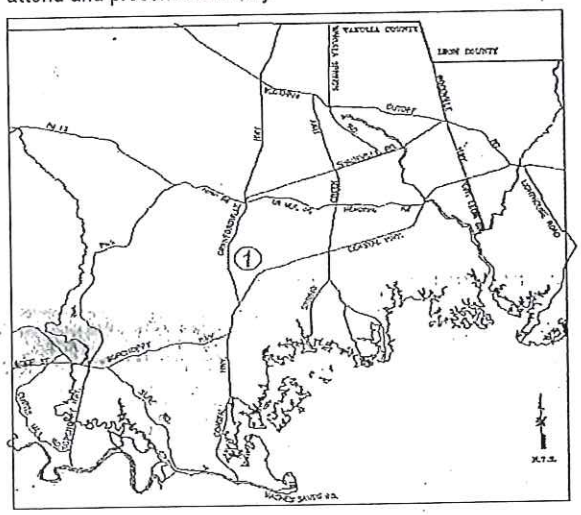
Randy Merritt, Chairma
Sheree T. Keeler, Director of Intergovernmental Affairs

ATTACHMENT PAGE 7 OF 7

Wakulla County

NOTICE OF PUBLIC HEARING REGARDING CHANGE OF ZONING

The Wakulla County Planning Commission and Board of County Commissioners propose to consider the following application and adopt the following by ordinance. A Public Hearing is scheduled regarding the following before the **Wakulla County Planning Commission on Monday, March 11, 2013, beginning at 7:00 PM, and before the Board of County Commissioners on Monday, March 18, 2013, and at a SPECIAL MEETING on Monday March 25, 2013 each beginning at 5:00 PM, unless otherwise noted below or as time permits.** All public hearings are held at the County Commission Chambers located west of the County Courthouse at 29 Arran Road, Crawfordville, Florida 32327. Interested parties are invited to attend and present testimony.



AN ORDINANCE AMENDING THE WAKULLA COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 85-4, AS AMENDED; CHANGING THE ZONING DISTRICT CLASSIFICATION AND OFFICIAL ZONING ATLAS FROM AG TO PUD FOR PROPERTY DESCRIBED AS ATTACHED EXHIBIT "A" TO THE ORDINANCE; REPEALING ALL ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

1. Application for Change of Zoning and PUD Development Plan: R13-01

Applicant:	Kevin Riley Gaby, Kevin R. & Kane R. Gaby JTRS, Scott W. Gaby
Agent:	Alan Wise, Preble-Rish, Inc.
Proposal:	change of zoning from AG to PUD and create development plan
Tax ID Number:	00-00-086-000-11582-000, 00-00-086-000-11583-000 & 00-00-087-000-11587-000
Existing FLU Map:	Agriculture (FLUE Policy 1.2.2)
Proposed FLU Map:	Public Facilities (FLUE Policy 1.2.13)
Existing Zoning:	AG (Section 5-25, LDC)
Proposed Zoning:	PUD (Section 5-50, LDC)
FEMA Flood Info:	"A and C" zones on Panels 0225-B and 0250-B
Parcel Size:	158+/- acres
Location:	North end of Riley Drive, generally northwest of Wakulla Middle School
Hearings Required:	**Planning Commission: Monday, March 11, 2013 @7:00 PM**

Board of County Commissioners: Monday, March 18, 2013 @ 5:00PM
Special Meeting of the Board of County Commissioners: Monday, March 25, 2013 @ 5:00PM

Copies of applications, draft ordinances, and any related public record files may be viewed at the County Planning Department located at 11 bream Fountain Road, Crawfordville, FL 32327, 8 AM to 4:30 PM M/F; Phone (850) 926-3695. Any person desiring to appeal a decision of a County Board must ensure a verbatim transcript or copy is made of the testimony and exhibits presented at said hearings. Persons needing special access considerations should call the Board Office at least 48 hours before the date for scheduling purposes. The Board Office may be contacted at (850) 926-0919 or TDD 926-7962.

FEBRUARY 7, 2013

WAKULLA COUNTY ZONING ORDINANCE
NUMBER: 2013-___

AN ORDINANCE AMENDING THE WAKULLA COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 85-4, AS AMENDED; CHANGING THE ZONING DISTRICT CLASSIFICATION AND OFFICIAL ZONING ATLAS FROM AG TO PUD FOR PROPERTY DESCRIBED AS ATTACHED EXHIBIT "A" TO THE ORDINANCE; REPEALING ALL ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WAKULLA COUNTY, FLORIDA:

SECTION 1: This Ordinance shall be referred to as to Rezoning R13-01 which changes the zoning classification of a certain parcel of real property owned by Kevin Riley Gaby, Kevin R. & Kane R. Gaby JTRS and Scott W. Gaby, Property ID Numbers 00-00-086-000-11582-000, 00-00-086-000-11583-000 and 00-00-087-000-11587-000 more particularly depicted on Exhibit "A" attached hereto.

SECTION 2: The Official Zoning Atlas, as adopted in Section Two of Ordinance Number 85-4, in conjunction with Chapter Five of the Wakulla County Land Development Code, is hereby amended or revised, in whole or in part, to change that certain parcel of property situated in Wakulla County from AG to PUD. Said property more particularly depicted as Exhibit "A", attached hereto.

SECTION 3: Should any portion of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then the part so held shall be severed from this Ordinance and the remainder shall remain in full force and effect. All Ordinances or parts of Ordinances in conflict herewith shall be hereby repealed or changed to be consistent therein.

SECTION 4: This Ordinance shall become effective as provided by Law.

DULY PASSED AND ADOPTED in regular session this _____day of _____, _____.

BOARD OF COUNTY
COMMISSIONERS OF WAKULLA
COUNTY, FLORIDA

_____
Randy Merritt,
Chairman of the Board

ATTEST:

Brent X. Thurmond,
Clerk of the Circuit Court

APPROVED AS TO FORM:

_____
Heather J. Encinosa,
Wakulla County Attorney

LEGAL DESCRIPTION:

Commence at a concrete monument (marked #2919) marking the Northeast corner of the Southeast Quarter of Section 13, Township 4 South, Range 2 West, Wakulla County, Florida and run North 00 degrees 04 minutes 19 seconds West 131.48 feet to an iron rod and cap (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 04 minutes 19 seconds West 594.67 feet to a concrete monument (marked #2919), thence run North 00 degrees 06 minutes 50 seconds East 1012.83 feet, thence run North 72 degrees 25 minutes 59 seconds East 1734.85 feet, thence run South 02 degrees 46 minutes 44 seconds West 885.39 feet to a concrete monument (marked #2919), thence run South 02 degrees 28 minutes 19 seconds West 3936.31 feet to an iron rod and cap (marked #7160), thence run South 72 degrees 37 minutes 24 seconds West 1516.76 feet to an iron rod and cap (marked #7160), thence run North 01 degrees 37 minutes 06 seconds East 354.64 feet to a concrete monument (marked #3562), thence run North 00 degrees 38 minutes 41 seconds West 258.41 feet to an axle, thence run North 00 degrees 02 minutes 45 seconds West 1865.95 feet to an iron rod and cap (marked #7160), thence run North 89 degrees 56 minutes 24 seconds East 692.51 feet to an iron rod and cap (marked #7160), thence run North 00 degrees 02 minutes 30 seconds West 660.03 feet to an iron rod and cap (marked #7160), thence run South 89 degrees 56 minute 24 seconds West 692.62 feet to the POINT OF BEGINNING containing 158.00 acres, more or less.

TOGETHER WITH A 60.00 FOOT WIDE access easement as described in Official Records Book 191 Page 350 of the Public Records of Wakulla County, Florida.

LEGAL DESCRIPTION (CONT'D):

AND ALSO TOGETHER WITH A PROPOSED 60.00 FOOT WIDE access easement being more particularly described as follows:

Commence at a concrete monument (marked #2919) marking the Northeast corner of the Southeast Quarter of Section 13, Township 4 South, Range 2 West, Wakulla County, Florida and run South 00 degrees 02 minutes 45 seconds East 11.49 feet to a point lying on a curve concave to the Southwesterly said point also being the POINT OF BEGINNING. From said POINT OF BEGINNING run Southeasterly along said curve having a radius of 110.00 feet, through a central angle of 63 degrees 25 minutes 52 seconds, for an arc distance of 121.78 feet, chord being North 31 degrees 52 minutes 00 seconds West 115.65 feet, thence run South 00 degrees 09 minutes 04 seconds East 418.78 feet, thence run South 89 degrees 56 minutes 24 seconds West 60.00 feet, thence run North 00 degrees 09 minutes 04 seconds West 418.69 feet to a point of curve to the left having a radius of 50.00 feet, through a central angle of 89 degrees 50 minutes 56 seconds, for an arc distance of 78.41 feet, chord being North 45 degrees 04 minutes 32 seconds West 70.62 feet, thence run North 60.00 feet to a point of curve to the right having a radius of 110.00 feet, through a central angle of 26 degrees 25 minutes 04 seconds, for an arc distance of 50.72 feet, chord being South 76 degrees 47 minutes 28 seconds East 50.27 feet to the POINT OF BEGINNING.

60.00 FOOT WIDE ACCESS AND UTILITY EASEMENT:

Commence at a concrete monument (marked #2919) marking the Northeast corner of the Southeast Quarter of Section 13, Township 4 South, Range 2 West, Wakulla County, Florida said point lying on the Northerly boundary of a 60.00 foot wide access easement as recorded in Official Records Book 191, Page 350 of the Public Records of Wakulla County, Florida and run South 89 degrees 49 minutes 39 seconds West along the Northerly boundary of said easement 972.28 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Northerly boundary run South 00 degrees 10 minutes 21 seconds East 60.00 feet to a point lying on a curve concave to the Southwesterly, thence run Southeasterly along said curve having a radius of 970.00 feet, through a central angle of 90 degrees 07 minutes 35 seconds, for an arc distance of 1525.81 feet, chord being South 45 degrees 06 minutes 33 seconds East

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BEFORE THE BOARD OF COUNTY COMMISSIONERS OF WAKULLA COUNTY, FLORIDA

IN RE: **WAKULLA ENVIRONMENTAL INSTITUTE PLANNED UNIT DEVELOPMENT**

PARCEL NO: **00-00-086-000-11582-000, 00-00-086-000-11583-000 AND 00-00-087-000-11587-000**

ORDER APPROVING DEVELOPMENT PLAN

WHEREAS, this matter came before the Wakulla County Board of County Commissioners (the "Board") for a quasi-judicial hearing on March 18, 2013 and March 25, 2013, pursuant to proper notice published in accordance with the Land Development Code for Wakulla County, Florida ("LDC"); and

WHEREAS, the Board conducted the hearing pursuant to the requirements of the LDC, considering the evidence, in the form of testimony and exhibits, of the Applicant, Planning and Zoning Department and general public; and

WHEREAS, Planning and Zoning Department, presented the staff report and indicated that the project met the requirements of the LDC and the Comprehensive Plan; and

WHEREAS, at the conclusion of the hearing, a majority of the Board being present and voting, voted to **APPROVE** the development plan upon appropriate motion and second;

THEREFORE, the Board finds and orders the following disposition of the matter:

1. That the application for the **WAKULLA ENVIRONMENTAL INSTITUTE (PUD)** is hereby **APPROVED** subject to the standards and conditions set forth in the following:

   A. **PUD Concept Plan and Development Standards**. The PUD Concept Plan Drawings and Development Standards, prepared by Preble-Rish, Inc. dated February 26, 2013, and signed by the Wakulla County Planning Director are attached hereto as **EXHIBIT A**.

   B. **Applications.** All materials submitted with the Application for Change of Zoning, File Number R13-01, dated January 13, 2013, are incorporated by reference. This application and materials including the Development Plan and Development Standards shall remain on file with the Wakulla County Planning and Zoning Department.

2. That this order is based on the Board's consideration of competent and substantial evidence and legal argument submitted on the record during the course of the quasi-judicial hearing.

3. If any provision of this Order is violated, no further permits or development orders shall be issued for the development of this PUD, until such time the violation is corrected.

This Order is final and effective as of the date of filing with the Clerk of Court of Wakulla County as indicated below.

DONE AND APPROVED BY A MAJORITY OF THE BOARD MEMBERS PRESENT AND VOTING AT THE EVIDENTIARY HEARING IN THIS MATTER this ___ day of _____, 2013.

_____
Randy Merritt, Chair

Filed this ____ day of _____, 2013.

_____
Brent X. Thurmond, Clerk

EXHIBIT "A"

Wakulla Environmental Institute
Public Facilities Planned Unit Development (PUD)
Draft Development Standards
February 27, 2013
Revised per TRC Comments

GENERAL INTENT

Tallahassee Community College (TCC) proposes to develop the Wakulla Environmental Institute (WEI) in Wakulla County. The WEI will lead economic development efforts in North Florida while focusing attention on the environment. TCC proposes to offer eight environmentally focused degree and certificate programs at the Wakulla campus. Green programs will include those in water, wastewater, recycling, alternative energy, recreation, and conservation. The WEI will be a world-class destination that combines education, conservation, and recreation. The entire campus will be pedestrian friendly. The WEI Planned Unit Development (PUD) will include four districts. They are Conservation, Classroom/Administration, Conference Center, and Practical Training.

DISTRICTS

I. Conservation

A. Intent: The Conservation District will provide for the protection of all wetlands, sinkhole lakes, Gum swamps, and associated buffers. It is intended that these areas be conserved with minimal disturbance and construction.

B. *Principal uses.*
1. Buffering of Environmentally Sensitive Areas
2. Passive recreation including but not limited to trails, boardwalks, and overlooks.
3. Outdoor Education (including demonstration projects)
4. Managed Habitat for threatened and endangered species.
5. Stormwater Outfalls (uplands)

C. *Prohibited Uses*

1. *Commercial Operations*
2. *Residential*
3. *Industrial*
4. *Roadways*

D. Development standards

1. The Conservation District shall be kept in its "natural state" which means that there will be no disturbances except for the removal of native vegetation less that 2" BDH, exotic plants, noxious plants, downed trees, planted pines, briars, kudzu, etc.
2. Controlled burns may be permitted for both ecological reasons and as a training exercise
3. Passive recreation facilities may be constructed and shall minimize wetland impacts by the use of best management practices.
4. Stormwater Outfalls are allowed and shall be constructed using best management practices to preclude erosion (uplands only).
5. Other passive recreation facilities (picnic shelters, overlooks) may be constructed in buffer (upland) areas.
6. Interpetive signs are encouraged to enhance education.
7. Innovative infrastructure facilities for environmental research and education.

II. Classroom/Administration

A. Intent: The Classroom/Administration District provides for classrooms, administration space, offices, laboratories, and a large amphitheater suitable for graduation and community activities

B. Principle Uses
1. Classroom buildings
2. Administration buildings
3. Amphitheater
4. Cafeteria
5. Computer Laboratory
6. Research/Training Laboratory
7. Active and Passive Recreation
8. Sustainable Living Laboratory
9. Infrastructure Support Facilities
10. Student Union Building
11. Media Center/Library
12. Reception Center
13. Other demonstration, support and instructional facilities consistent with the educational mission of TCC and WEI

C. Accessory Uses
1. Book/School supply store
2. Copy/printing shop
3. Other support retail activities

D. Prohibited Uses
   1. Commercial (other than described above)
   2. Industrial (other than demonstration projects)

E. Development Standards
   1. Minimum building setbacks (from property lines)
      a. Front: 25 feet
      b. Rear: 25 feet
      c. Side: 25 feet

   2. Maximum building restrictions
      a. Coverage: 60 %
      b. Height: 75 feet
      c. Density: N/A

III. Conference Center

A. Intent: The Conference Center shall provide for conferences and seminars relating to the Wakulla Environmental Institute's recreation and education activities. Facilities will also be available for community activities.

B. Principle Uses
   1. Hospitality Training
   2. Recreation Training
   3. Hotel with Hotel Operations Training (contract operation allowed)
   4. Eating and Drinking Establishments
   5. Active and Passive Recreation
   6. Infrastructure Support Facilities

C. Prohibited Uses
   1. Commercial (other than described above)
   2. Industrial (other than demonstration projects)

D. Development Standards
   1. Minimum building setbacks (from property lines)
      a. Front: 25 feet
      b. Rear: 25 feet
      c. Side: 25 feet

   2. Maximum building restrictions
      a. Coverage: 60 %
      b. Height: 75 feet
      c. Density: N/A

IV. Practical Training

A. Intent: The Practical Training District will provide for hands on training

B. Principle Uses
   1. Fixed Equipment Training
   2. Mobile Equipment Training
   3. Equipment Storage and Staging
   4. Research/training laboratories
   5. Various hands-on training facilities
   6. Infrastructure Support Facilities

C. Prohibited Uses
   1. Commercial (other than described above)
   2. Industrial (other than demonstration projects)

D. Development Standards
   1. Minimum building setbacks (from property line)
      a. Front: 25 feet
      b. Rear: 25 feet
      c. Side: 25 feet

   2. Maximum building restrictions
      a. Coverage: 60 %
      b. Height: 75 feet
      c. Density: N/A

The following development standards will apply to all districts within the Wakulla Environmental Institute Planned Unit Development.

1. Protected species

Although the environmental survey was conducted during a time of year when Gopher Tortoises are inactive, two active holes were found. They appear to be in the vicinity of the conceptually proposed entrance drive. There is adequate suitable habitat on the property to relocate the Gopher Tortoises if they prove to be too close to the finalized corridor of the entrance road. During site plan submittals, if the Gopher Tortoise holes are in the impacted area of construction, all state and federal requirements with regards to the Gopher Tortoise and other protected species will be met or exceeded during the design and construction of the WEI.

2. Landscaping

A. Preservation and reforestation. All new development or redevelopment sites shall provide a minimum of 100 tree inches per gross acre, post development. The tree inches shall consist of preserved, existing trees and/or newly planted trees.

B. Vehicle use area landscaping. All vehicle use areas shall include interior landscaping to provide shade, reduce glare, break-up the appearance of large expanses of asphalt, and enhance the appearance of parking areas.

1. Vehicle use areas shall be landscaped at a minimum rate of ten percent of the total vehicle use area. Landscape areas must be a minimum of 12 feet wide, contain at least 200 square feet and contain a minimum of one shade tree measuring at least 2½ inch in diameter per each 200 square feet.

2. Interior landscape areas shall be distributed through out the vehicle use area to provide the maximum number of shaded parking spaces.

3. Vehicle stops or other design features shall be used so that parked vehicles do not overhang more than two feet into any landscape area.

C. There will be no perimeter landscape buffers required other than preservation of existing native vegetation.

D. District boundaries internal to the PUD will not require landscape buffering.

E. Landscaping will be required around all buildings as required by the State Requirements for Educational Facilities (SREF).

F. Landscaping will comply with Florida Friendly Landscaping Guide yards requirements.

G. Landscape material will include a selection of native, drought-tolerant plant species and plant selections that are compatible with site-specific conditions.

H. Exotic and/or invasive plant species will not be used.

I. Landscape designs will group plants with similar moisture and maintenance requirements.

J. Proper mulching techniques will be used. Reclaimed waste water may be used to irrigate public access areas when reclaimed water is made available.

K. Irrigation systems will not be required, however, if used they will include soil moisture sensor controllers and automatic shut off valves. Site plans will include watering plans for the establishment of landscape materials.

3. Streets-Street and drives shall be constructed in accordance with adopted road design, construction specifications, and typical sections provided in the PUD plans. Streets and drives shall provide safe and free movement of vehicular traffic, and safe, efficient, and

convenient access to land uses within the development and to roadways adjacent to the development.

4. Parking: The number of parking spaces provided will be as required by the SREF (one for every two students plus additional for visitors depending on building type).

   Bicycle parking will be provided at 10% the number of required vehicle parking spaces.

   Compact vehicle parking will be encouraged by allowing a reduction in the total number of parking spaces by 10%.

   Innovative paving materials may be used for research and demonstration of environmental advantages of new materials.

   Electric/hybrid vehicle parking will be provided at 2% of required parking.

5. Pedestrian Facilities-the WEI will be pedestrian and bicycle friendly. It will include a system of walkways, path, and trails between buildings, open spaces and recreation areas. Space will be reserved for access to public transportation.

6. Utilities

   A. Sanitary Sewer: The property shall utilize municipal wastewater service. Other innovative wastewater treatment methods may be used on-site for research, training, and demonstration. On site wastewater treatment is allowed providing it meets state and local requirements.
   B. Potable Water: The property shall utilize municipal water service. The water demand will be in accordance with state standards. Fire flow shall be provided as required by the building code. Water may be provided in innovative ways for research, training, and demonstration.
   C. Electric Service: Electric service will be provided by Progress Energy. On site electrical/communication lines will be underground. The WEI intends to make extensive use of solar and other alternative energy sources with a goal of being energy neutral at build-out.

7. Signs

   External signs will be in accordance with state and local standards. Internal signs will be at the discretion of the Wakulla Environmental Institute. Directional and informational signs will be provided throughout the property and specifically shown on the site plan. The maximum sign height is 30 foot.

8. Traffic Impacts

A. A Traffic Impact Analysis was provided to support the Comprehensive Plan Amendment (CPA). This traffic analysis identifies traffic impacts associated with the maximum densities and intensities for a CPA from Agriculture to Public Facilities. The actual maximum density is limited by the proposed PUD plan to much less.

B. A detailed Traffic Impact Analysis will be prepared and submitted with each Site Plan submitted for approval. With each phase of construction, the traffic impact analysis will consider the cumulative effects. Necessary improvements will be included as an integral part of each Site Plan.

C. FDOT Driveway Permit reauthorizations will be required for each phase of construction, even if an existing connection is being used. The purpose of this is to allow for the reevaluation of the adequacy of the connection for each phase.

PUD MASTER LAND USE PLAN

JANUARY 30, 2013

OWNER(S)	PROPOSED OWNER	PROJECT MANAGER	ENGINEERS	TRAFFIC PLANNERS	ARCHITECT	SURVEYOR
SCOTT W. GABY 00-00-087-000-1 1587-000 00-00-086-000-1 1582-000 KEVIN R. GABY & KANE JTRS GABY 00-00-086-000-1 1583-000	TALLAHASSSEE COMMUNITY COLLEGE /WAKULLA ENVIRONMENTAL INSTITUTE BOB BALLARD EXECUTIVE DIRECTOR WAKULLA ENVIRONMENTAL INSTITUTE ballardb@tcc.fl.edu	TALLAHASSEE COMMUNITY COLLEGE DIRECTOR OF PHYSICAL PLANT, FACILITIES PLANNING & CONSTRUCTION 850-201-8177 PHONE 850-201-8184 FAX DAVID WILDES wildesd@tcc.fl.edu	PREBLE-RISH INC. CONSULTING ENGINEERS AND SURVEYORS 2822 REMINGTON GREEN CIRCLE TALLAHASSEE, FLORIDA 32308 850.523.0062 PHONE 850. 681-3600 (FAX) DEBRA PREBLE, P.E. prebled@preble-rish.com ALAN WISE, P.E. wisea@preble-rish.com DEJI AJOSE-ADEOGUN, P.E. ajosed@preble-rish.com	DANTIN CONSULTING, LLC 506 FRANK SHAW ROAD TALLAHASSEE, FLORIDA 32312 (850) 544-3062 (850) 893-9549 (FAX) DEBBIE DANTIN, P. E. debbie@dantinconsultingllc.com	DAG ARCHITECTS, INC. JACK BAKER, RA PRESIDENT 1223 AIRPORT ROAD DESTIN, FL 32541 OFFICE: 850.837.8152 DIRECT: 850.337.6460 FAX: 850.654.4276 jbaker@dagarchitects.com	THURMAN RODDENBERRY & ASSOCIATES, INC. PROFESSIONAL SURVEYORS AND MAPPERS JAMES T. RODDENBERRY, SUVEYOR AND MAPPER P.O. BOX 100, 125 SHELDON STREET SOPCHOPPY, FLORIDA 32358 OFFICE: 850.962.2538 FAX: 850.962.1303 thurman_tra@earthlink.net

PROJECT DESCRIPTION:

TALLAHASSEE COMMUNITY COLLEGE (TCC) PROPOSES TO CREATE THE WAKULLA ENVIRONMENTAL INSTITUTE (WEI) IN WAKULLA COUNTY ON THIS PROPERTY. THE WEI WILL LEAD ECONOMIC DEVELOPMENT EFFORTS IN NORTH FLORIDA WHILE FOCUSING ATTENTION ON THE ENVIRONMENT. TCC PROPOSES TO OFFER EIGHT ENVIRONMENTALLY FOCUSED DEGREE AND CERTIFICATE PROGRAMS AT THE WAKULLA CAMPUS. GREEN PROGRAMS WILL INCLUDE THOSE IN WATER, WASTEWATER, RECYCLING, ALTERNATIVE ENERGY, RECREATION, AND CONSERVATION. THE WEI WILL BE A WORLD-CLASS DESTINATION THAT COMBINES EDUCATION, CONSERVATION, AND RECREATION.

THE PROPERTY INCLUDES PORTIONS OF THE FOLLOWING PARCELS: 00-00-087-000-11587-000, 00-00-086-000-11582-000, AND 00-00-086-000-11583-000.

LOCATION MAP
N.T.S.

PREBLE-RISH INC. PROJECT NUMBER: 605.120

SHEET INDEX:

1) COVER SHEET/DEVELOPMENT NOTES
2) BOUNDARY
3) FEATURES MAP
4) SOILS MAP
5) PUD MASTER LAND USE PLAN
6) PROPOSED EXISTING LAND USE PLAN
7) CONCEPTUAL MASTER GRADING AND DRAINAGE PLAN
8) TYPICAL CROSS SECTIONS

PREBLE-RISH INC
CONSULTING ENGINEERS & SURVEYORS

February 26, 2013 (12:22:22 EST)
C:\DOCUMENTS AND SETTINGS\VASDELL\LOCAL SETTINGS\TEMP\ACPUBLISH_5376\LAYOUT-TCC PUD MASTER.DWG

FLOOD ZONE INFORMATION:

Subject property is located in Zone "C" and Zone "A" as per Flood Insurance Rate Map Community Panel No. 120315 0250 B, 120315 0225 B, Index date: November 16, 1983, Wakulla County, Florida

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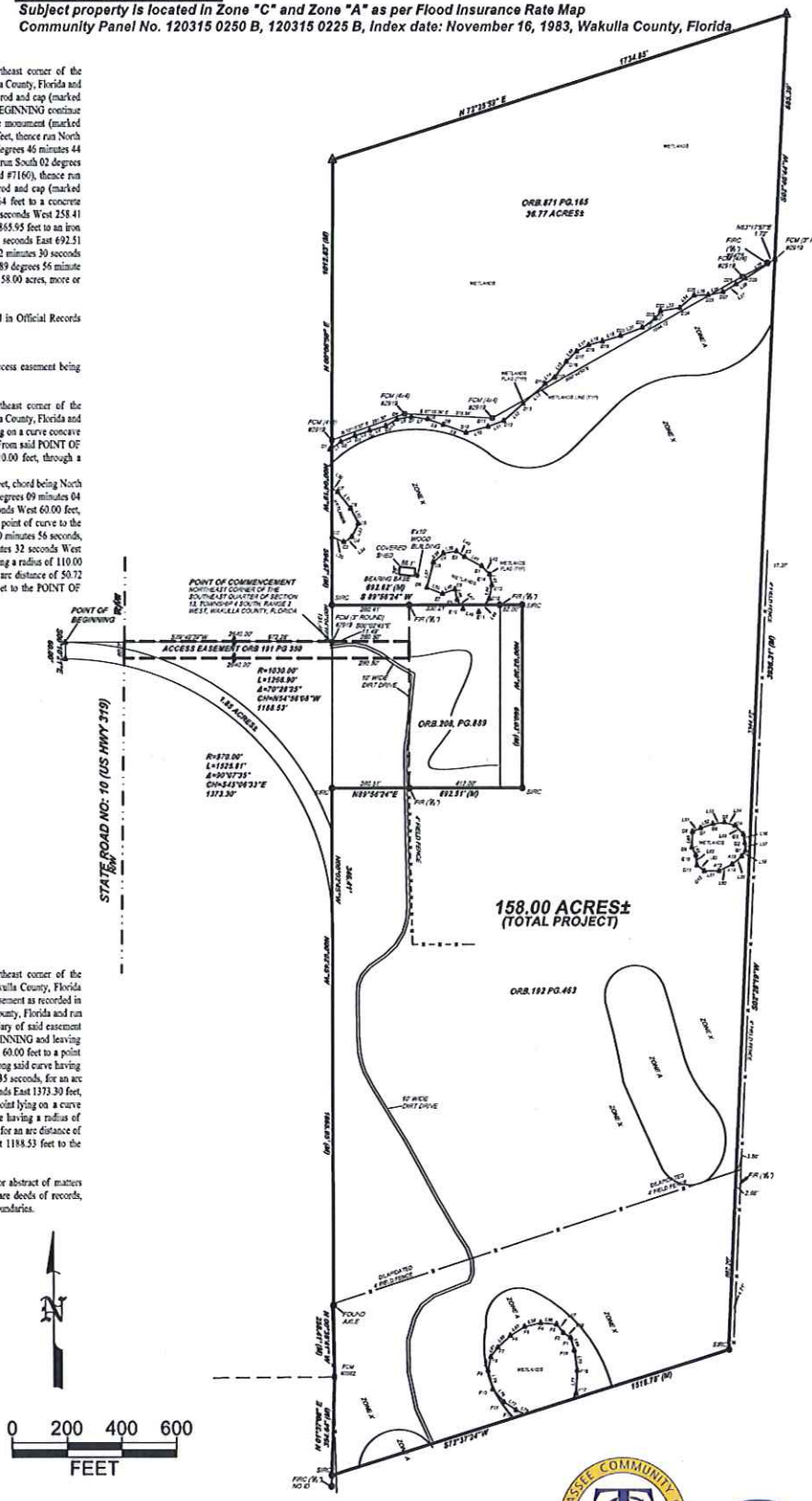

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The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

BOUNDARY AND LEGAL DESRIPTION BASED UPON SURVEY BY:

T R & A
THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103
LB # 7160
EB# 0006155

PREBLE-RISH, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF PREBLE-RISH, INC.

PROJECT NO.	DATE: 01-30-2013
605.120	SCALE: AS SHOWN
SHEET 02	DRAWN: DW
	CHECKED: AW

Wakulla Environmental Institute
BOUNDARY

PREBLE-RISH INC
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

NO.	DATE	APP'L	REVISION
1			
2			
3			
4			
5			

ATTACHMENT PAGE 11 OF 15
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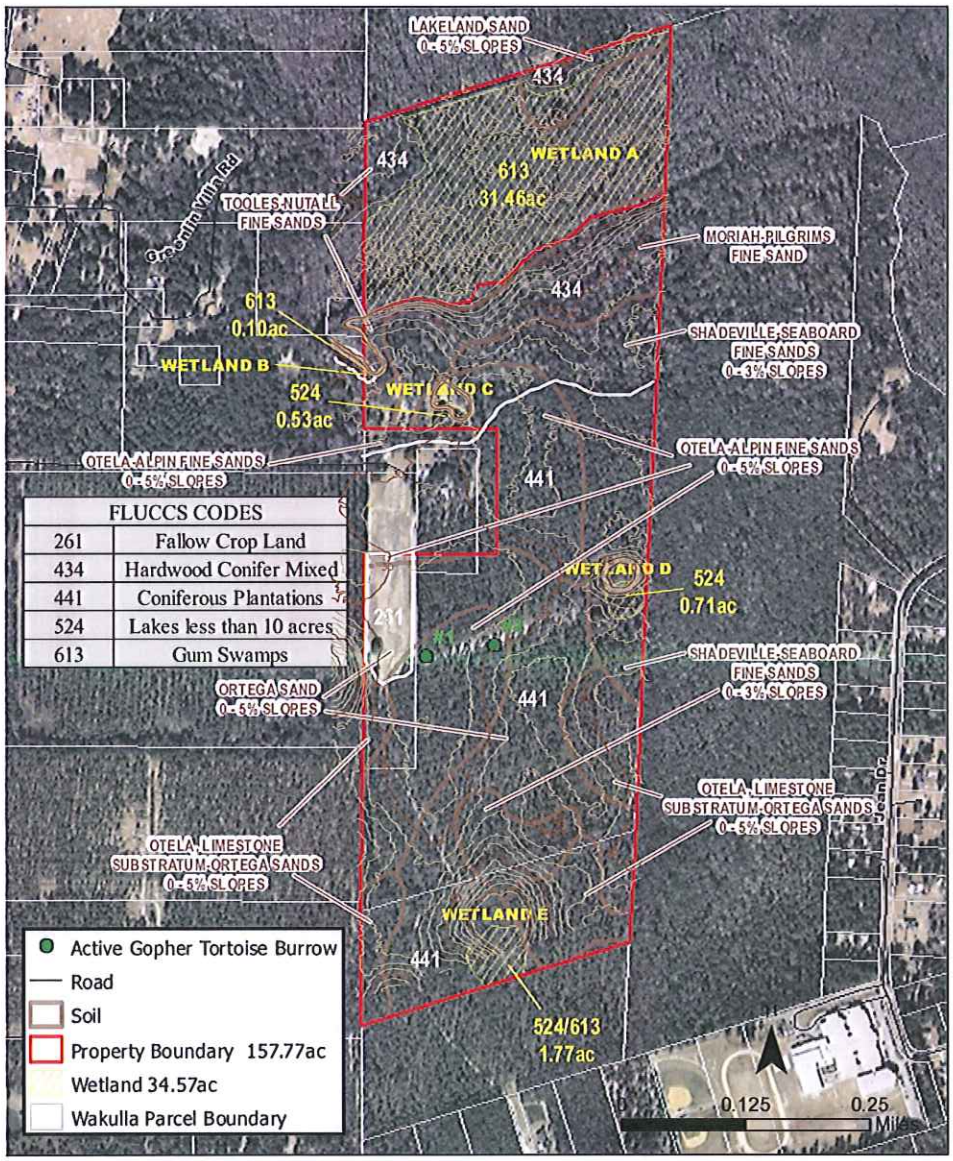

CONTOUR INFORMATION: 2' CONTOURS PER FGDL DATA.

NATURAL FEATURES BY:

FLORIDA ENVIRONMENTAL AND LAND SERVICES, INC.
221-4 DELTA COURT
TALLAHASSEE, FL 32303
(850) 385-6235 (850) 385-6355 (FAX)

EB# 0006155

PROJECT NO. 605.120	DATE: 01-30-2013	Wakulla Environmental Institute FEATURES MAP
SHEET 03	SCALE: AS SHOWN	
	DRAWN: DW	
	CHECKED: AW	

PREBLE-RISH INC
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

NO.	DATE	APPR.	REVISION
1			
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PREBLE-RISH, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF PREBLE-RISH, INC.

ATTACHMENT PAGE 15 OF 15
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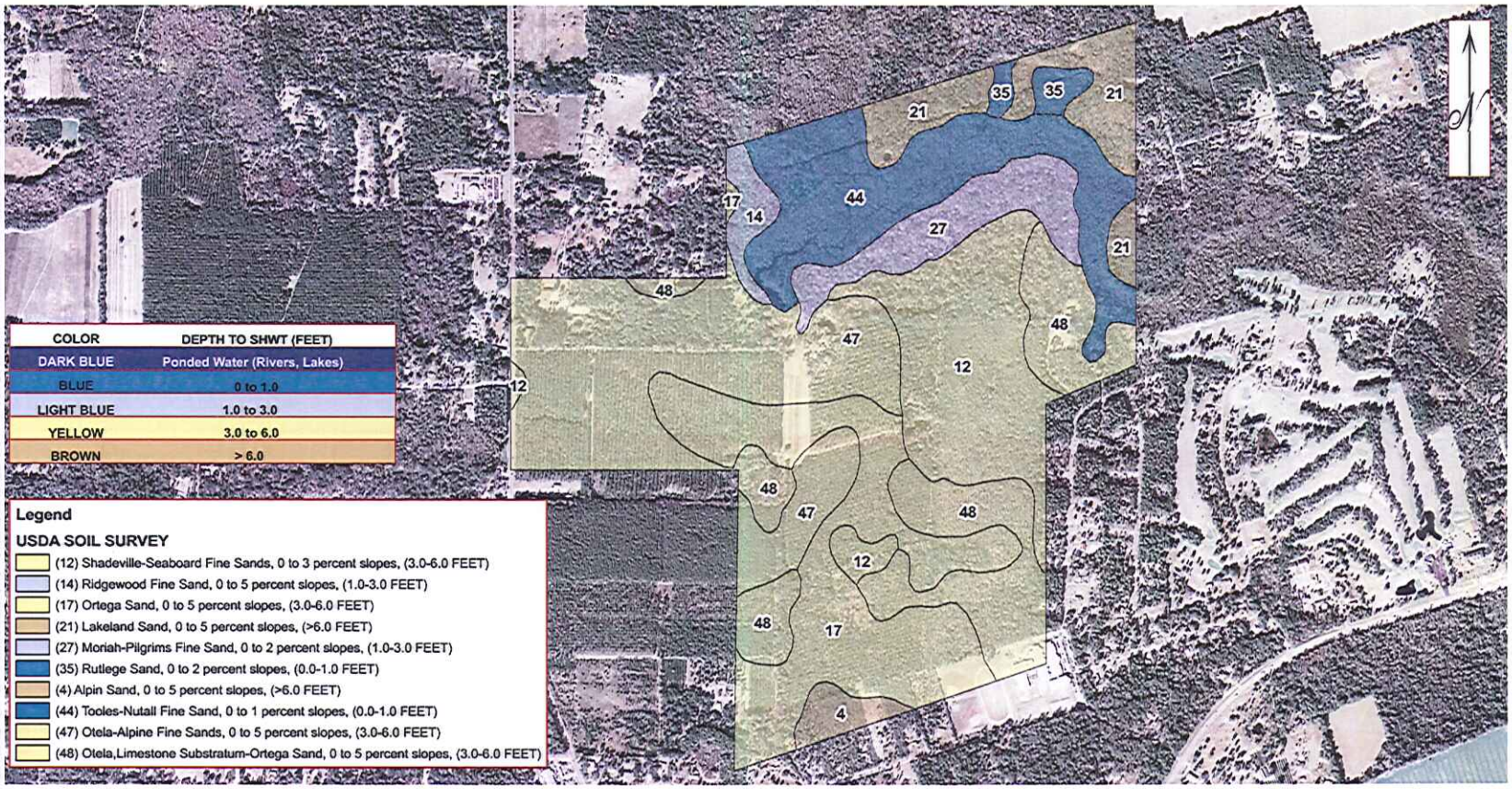

COLOR	DEPTH TO SHWT (FEET)
DARK BLUE	Ponded Water (Rivers, Lakes)
BLUE	0 to 1.0
LIGHT BLUE	1.0 to 3.0
YELLOW	3.0 to 6.0
BROWN	> 6.0

Legend

USDA SOIL SURVEY

- (12) Shadeville-Seaboard Fine Sands, 0 to 3 percent slopes, (3.0-6.0 FEET)
- (14) Ridgewood Fine Sand, 0 to 5 percent slopes, (1.0-3.0 FEET)
- (17) Ortega Sand, 0 to 5 percent slopes, (3.0-6.0 FEET)
- (21) Lakeland Sand, 0 to 5 percent slopes, (>6.0 FEET)
- (27) Moriah-Pilgrims Fine Sand, 0 to 2 percent slopes, (1.0-3.0 FEET)
- (35) Rutlege Sand, 0 to 2 percent slopes, (0.0-1.0 FEET)
- (4) Alpin Sand, 0 to 5 percent slopes, (>6.0 FEET)
- (44) Tooles-Nutall Fine Sand, 0 to 1 percent slopes, (0.0-1.0 FEET)
- (47) Otela-Alpine Fine Sands, 0 to 5 percent slopes, (3.0-6.0 FEET)
- (48) Otela,Limestone Substratum-Ortega Sand, 0 to 5 percent slopes, (3.0-6.0 FEET)

SOILS SURVEY INFORMATION BY:

EGS Environmental and Geotechnical Specialists, Inc.

PREBLE-RISH INC
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

Wakulla Environmental Institute
SOIL SURVEY

PROJECT NO. 605.120
DATE: 01-30-2013
SCALE: AS SHOWN
DRAWN: DW
CHECKED: AW
SHEET 04

ATTACHMENT PAGE 13 OF 15

February 26, 2013 (12:02:22 EST)
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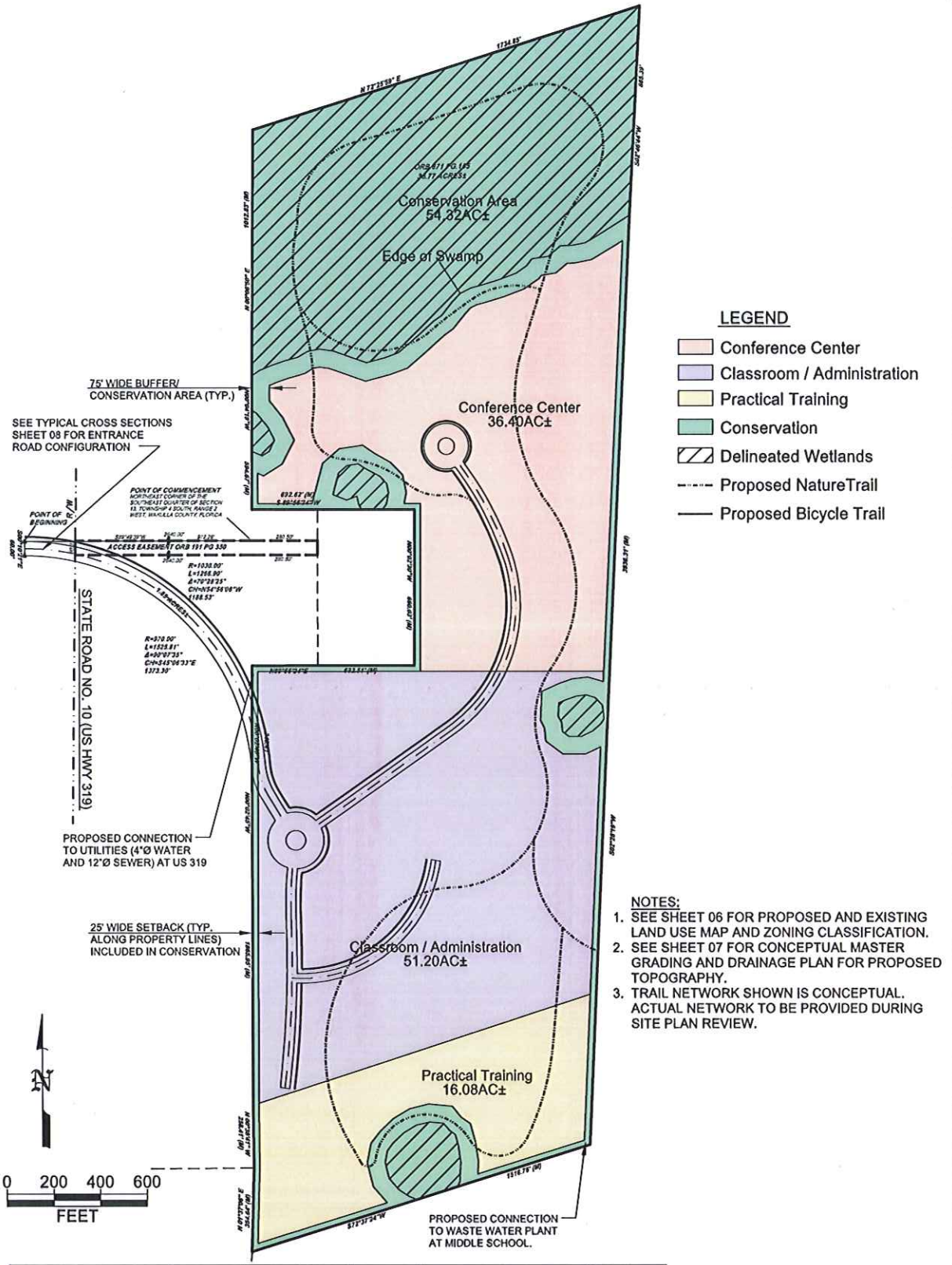

NOTES:
1. SEE SHEET 06 FOR PROPOSED AND EXISTING LAND USE MAP AND ZONING CLASSIFICATION.
2. SEE SHEET 07 FOR CONCEPTUAL MASTER GRADING AND DRAINAGE PLAN FOR PROPOSED TOPOGRAPHY.
3. TRAIL NETWORK SHOWN IS CONCEPTUAL. ACTUAL NETWORK TO BE PROVIDED DURING SITE PLAN REVIEW.

Land Use	Area (AC±)	% Site	% Open	Bldg. SF	Max. Roads / Misc. Imp. SF	Max. % Imp.
Conference Center	36.40	23.0	60	185,000	449,233	40
Classroom / Administration	51.20	32.4	60	301,000	591,109	40
Practical Training	16.08	10.2	75	6,000	169,111	25
Conservation	54.32	43.4	90	0	236,618	10
Total Project	158.0	100	71.6	492,000	1,446,071	28.4

TALLAHASSEE COMMUNITY COLLEGE Founded 1966

WAKULLA Environmental Institute
TALLAHASSEE COMMUNITY COLLEGE

PROJECT NO.	DATE: 01-30-2013
605.120	SCALE: AS SHOWN
SHEET 05	DRAWN: DW
	CHECKED: AJW

Wakulla Environmental Institute
MASTER PLAN

PREBLE-RISH INC
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

NO.	DATE	APPR.	REVISION
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ATTACHMENT PAGE 15 OF 15

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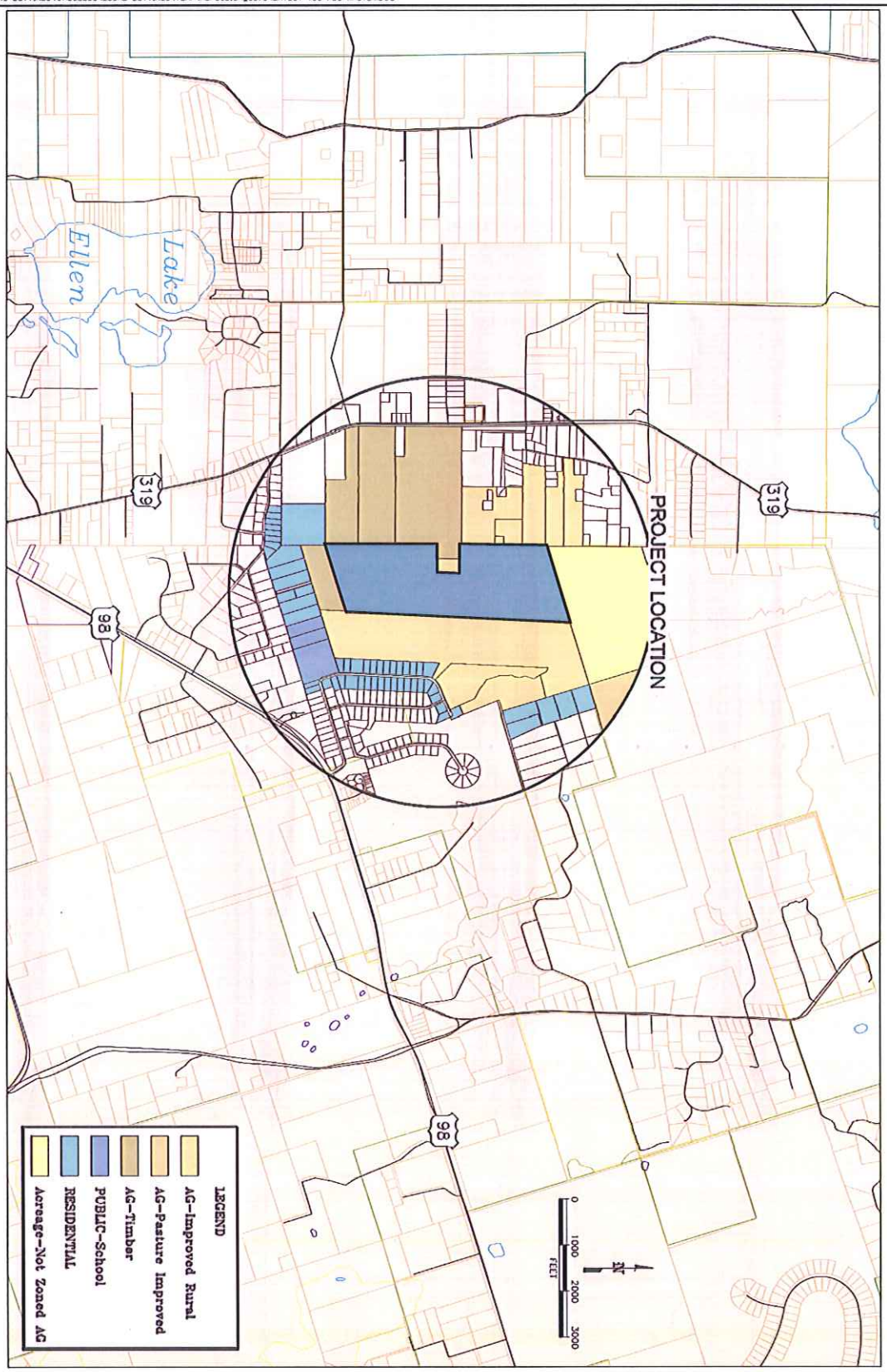

TALLAHASSEE COMMUNITY COLLEGE Founded 1966

WAKULLA Environmental Institute TALLAHASSEE COMMUNITY COLLEGE

PROJECT NO. 605.120	DATE: 01-30-2013	Wakulla Environmental Institute PROPOSED EXISTING LAND USE PLAN	PREBLE-RISH INC CONSULTING ENGINEERS AND SURVEYORS CIVIL • SURVEYING • SITE PLANNING
SHEET 06	SCALE: AS SHOWN		
	DRAWN: DW		
	CHECKED: AW		

NO.	DATE	APP'D	REVISION
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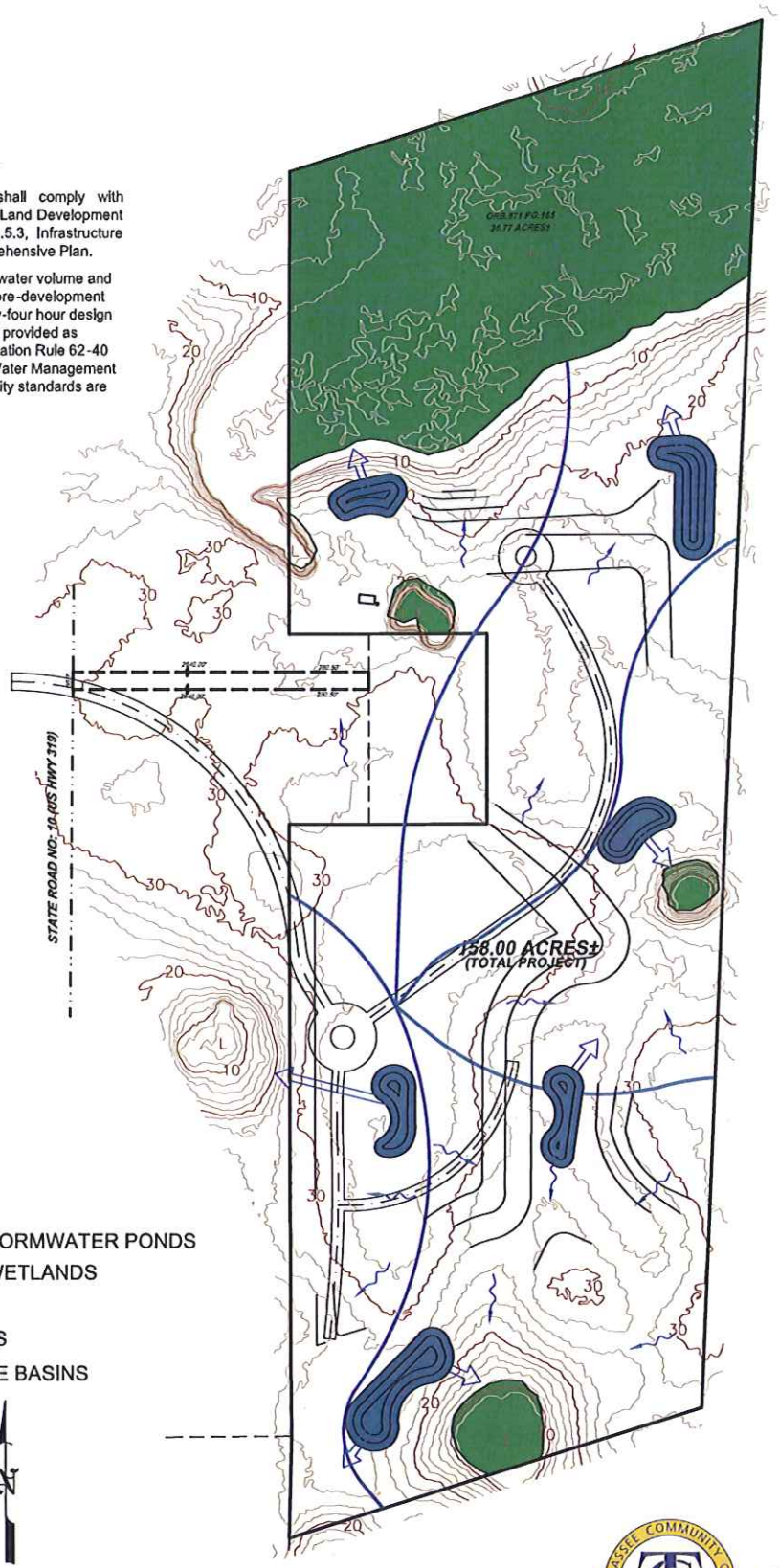
ATTACHMENT PAGE 5 OF 5

STORMWATER REQUIREMENTS:

The proposed stormwater design shall comply with Section 6-21(3) of the Wakulla County Land Development Code; and Policy 1.1.1 and Policy 2.5.3, Infrastructure Element, of the Wakulla County Comprehensive Plan.

The proposed post-development stormwater volume and peak discharge rates shall not exceed pre-development conditions for a twenty-five year, twenty-four hour design storm. Water Quality treatment shall be provided as required by Water Resource Implementation Rule 62-40 Florida Administrative Code or FDEP/Water Management District regulations such that water quality standards are met.



LEGEND

- PROPOSED STORMWATER PONDS
- DELINEATED WETLANDS
- OUTFALLS
- FLOW ARROWS
- SITE DRAINAGE BASINS

N

0 200 400 600
FEET

EB# 0006155

PROJECT NO.	DATE: 01-30-2013
605.120	SCALE: AS SHOWN
SHEET 07	DRAWN: DW
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Wakulla Environmental Institute
CONCEPTUAL MASTER
GRADING & DRAINAGE PLAN

PREBLE-RISH INC
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

NO.	DATE	APP'R	REVISION
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ATTACHMENT PAGE 51 OF 51
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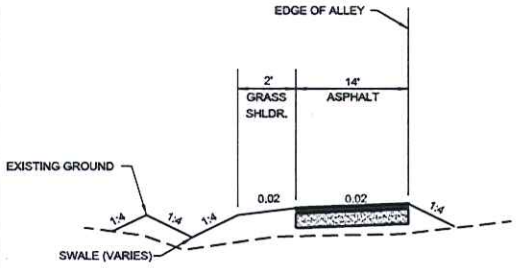
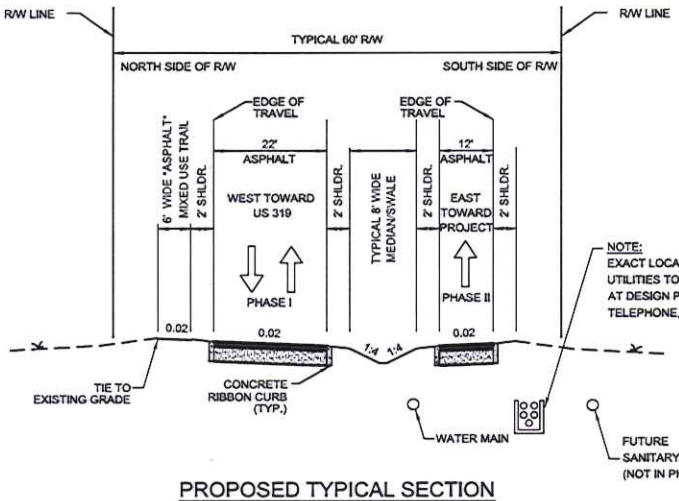
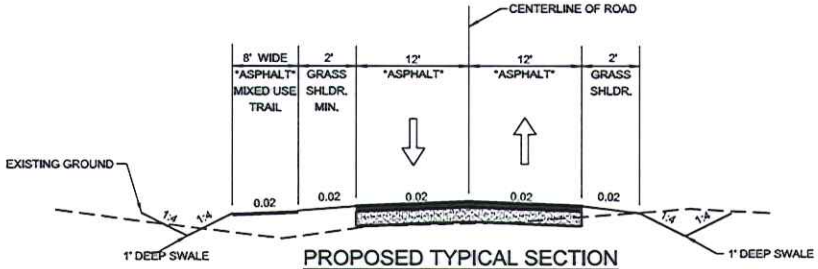


PROPOSED TYPICAL SECTION
ALLEY TYPE ON-SITE ROADS
NOT TO SCALE

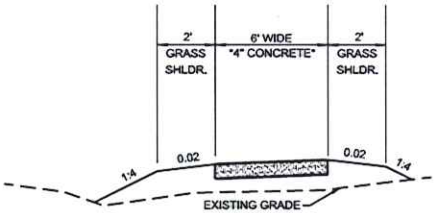


PROPOSED TYPICAL SECTION
PRIMARY ENTRANCE DRIVE
NOT TO SCALE

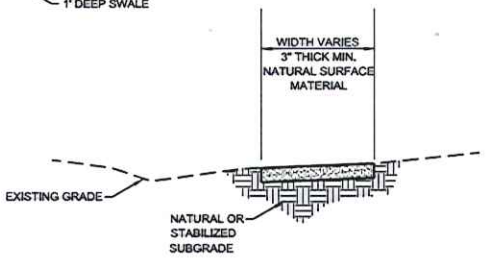
NOTES:
1. * - FOR ALL ROADWAYS AND TRAILS, INNOVATIVE SURFACING MATERIALS MAY BE USED IN LIEU OF CONCRETE OR ASPHALT SURFACES FOR EDUCATION, DEMONSTRATION, OR RESEARCH PROJECTS.
2. ONLY ONE OF THE ENTRANCE DRIVES WILL BE CONSTRUCTED DURING PHASE I.



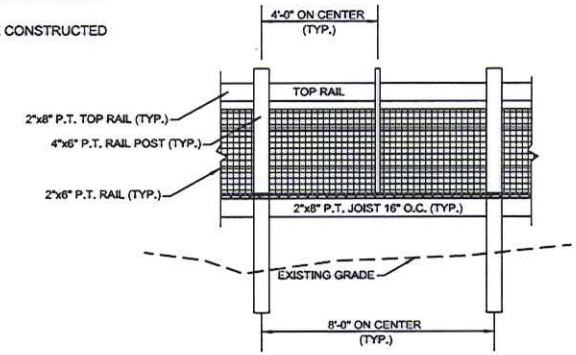
PROPOSED TYPICAL SECTION
SECONDARY ON-SITE ROADS
NOT TO SCALE



PROPOSED TYPICAL SECTION
ON-SITE SECONDARY WALKWAYS
NOT TO SCALE



PROPOSED TYPICAL SECTION
ON-SITE NATURE TRAIL
NOT TO SCALE



PROPOSED TYPICAL ELEVATION
ON-SITE BOARDWALK
NOT TO SCALE

PREBLE-RISH INC
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

Wakulla Environmental Institute
TYPICAL SECTIONS

NO.	DATE	REVISION
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EE# 0008155
PROJECT NO. 605.120
DATE: 01-30-2013
SCALE: AS SHOWN
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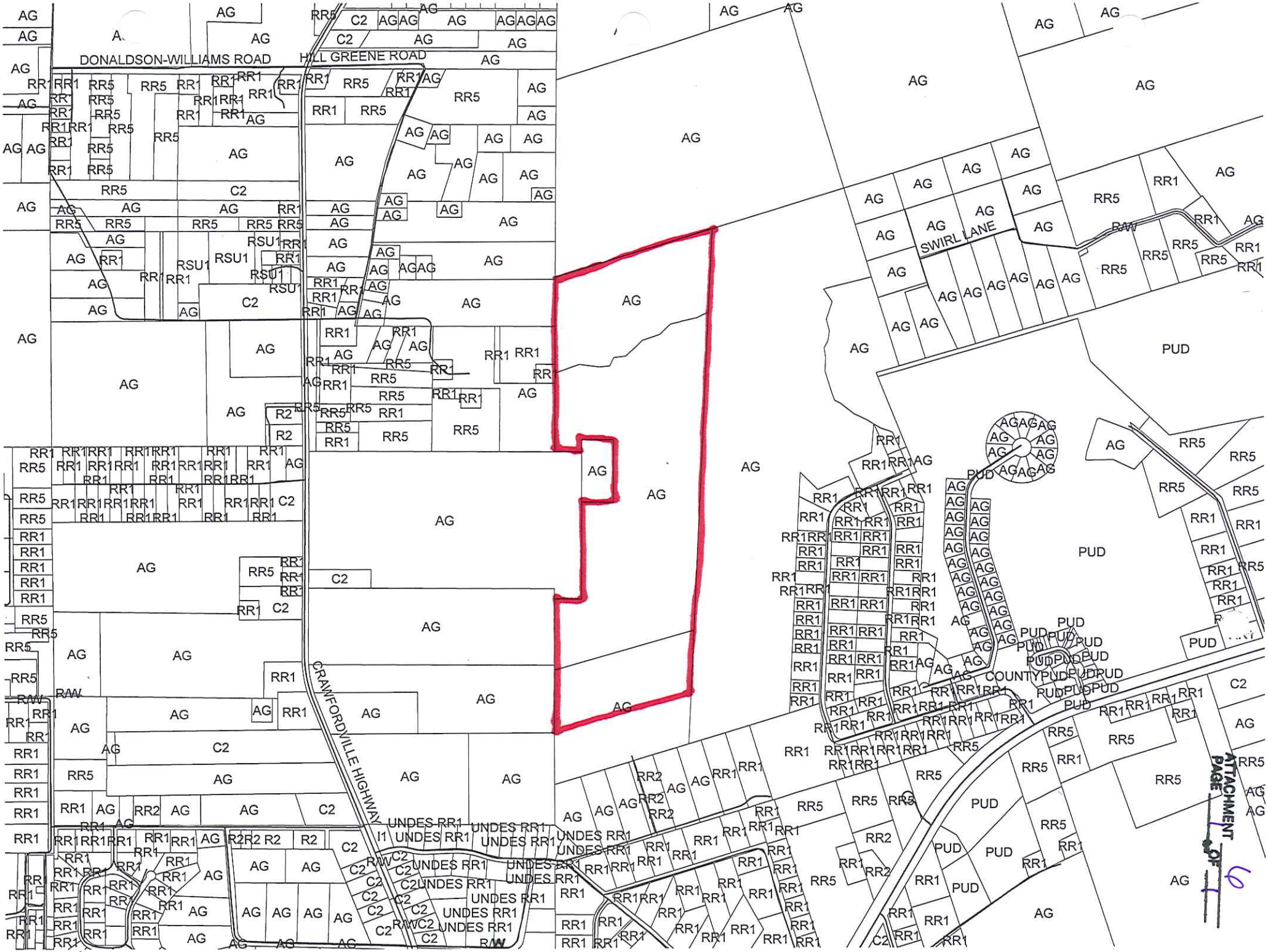
ATTACHMENT PAGE 13 OF 15

926-3695
926-3695

THIS PROPERTY IS SUBJECT TO A LAND USE CHANGE HEARING
APPLICATION #
NAME:
FOR:
THE APPLICATION WILL BE CONSIDERED BY THE PLANNING COMMISSION AND/OR BOARD OF COUNTY COMMISSIONERS AT PUBLIC HEARINGS ON:
DATES:
TIMES:
IN THE COMMISSION CHAMBERS AT
FOR FURTHER INFORMATION CALL THE PLANNING DEPARTMENT AT:
926-3695
THIS PROPERTY IS SUBJECT TO A LAND USE CHANGE HEARING
APPLICATION #
NAME:
FOR:
THE APPLICATION WILL BE CONSIDERED BY THE PLANNING COMMISSION AND/OR BOARD OF COUNTY COMMISSIONERS AT PUBLIC HEARINGS ON:
DATES:
TIMES:
IN THE COMMISSION CHAMBERS AT
FOR FURTHER INFORMATION CALL THE PLANNING DEPARTMENT AT:
926-3695



ATTACHMENT
PAGE 1 OF 6

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"Joe was just a mover and shaker and just had a lot of energy," Henderson said. "He was just a great guy – he loved the community and believed in Wakulla County and he tried to do for the county as much as he could."

Huguenin recalled years

"He was stubborn. He just didn't want to go. He enjoyed life too much."

"Joe was kind of an inspiration," Henderson said. "He always had a positive outlook – he didn't have a doomsday attitude."

"He will be missed," Seidler said.

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potential new business. At that time, Edwards said he informed Yatsko that property next to the landfill was available, as well as Opportunity Park.

"One of those two would make sense," Edwards said.

Edwards said Yatsko brought up the idea of Panacea.

"It didn't make any sense," Edwards said of that location.

Following that meeting, Edwards said they didn't hear from him until a week or so ago.

During the town hall meeting, Fults also brought up Yatsko's history of the proposed MRF in Columbia County.

Columbia Technologies purchased property in Columbia County to operate a MRF and received all the necessary approval from the county in 2011. Since that time, the only thing that has been done is a slab has been placed at the property and some equipment has been brought in, Fults said.

"The project has died on the vine," Fults said. "Would you agree with that?"

Yatsko said he did not.

Fults asked if Yatsko could make both facilities happen, one in Columbia County and one here.

Yatsko said he could.

Several audience members also asked where the money would come from for the project.

Yatsko said this meeting was intended to see if people are responsive to the idea.

"Those questions come with the unraveling of the opportunity," Yatsko said. "This isn't that."

Crum agreed and said there is no guarantee that Yatsko is bringing his company to Panacea and this was just so residents could be involved in the discussion.

"This was all about seeing if there was support," Crum said.

IC NOTICES

venience, The Wakulla News will provide
ction in our A-section for all Public Notices
he Legal Notice section of the newspaper.

or accept minor irregularities in the best interest of Wakulla County.

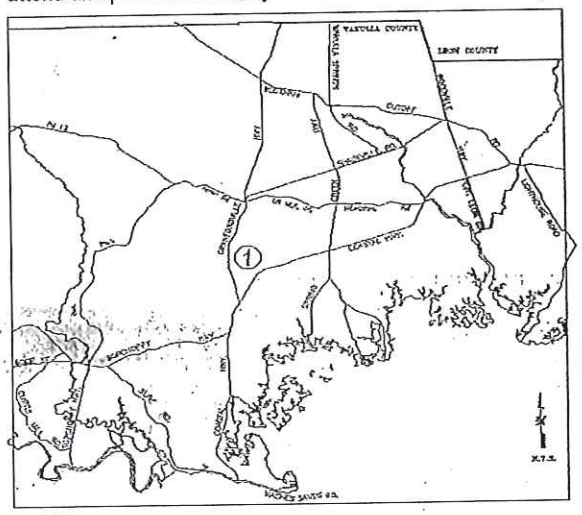
Randy Merritt, Chairma
Sheree T. Keeler, Director of Intergovernmental Affairs

ATTACHMENT PAGE 1 OF 7
JANUARY 31, 2013

Wakulla County

NOTICE OF PUBLIC HEARING REGARDING CHANGE OF ZONING

The Wakulla County Planning Commission and Board of County Commissioners propose to consider the following application and adopt the following by ordinance. A Public Hearing is scheduled regarding the following before the **Wakulla County Planning Commission on Monday, March 11, 2013, beginning at 7:00 PM, and before the Board of County Commissioners on Monday, March 18, 2013, and at a SPECIAL MEETING on Monday March 25, 2013 each beginning at 5:00 PM, unless otherwise noted below or as time permits.** All public hearings are held at the County Commission Chambers located west of the County Courthouse at 29 Arran Road, Crawfordville, Florida 32327. Interested parties are invited to attend and present testimony.



AN ORDINANCE AMENDING THE WAKULLA COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 85-4, AS AMENDED; CHANGING THE ZONING DISTRICT CLASSIFICATION AND OFFICIAL ZONING ATLAS FROM AG TO PUD FOR PROPERTY DESCRIBED AS ATTACHED EXHIBIT "A" TO THE ORDINANCE; REPEALING ALL ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

1. Application for Change of Zoning and PUD Development Plan: R13-01

Applicant:	Kevin Riley Gaby, Kevin R. & Kane R. Gaby JTRS, Scott W. Gaby
Agent:	Alan Wise, Preble-Rish, Inc.
Proposal:	change of zoning from AG to PUD and create development plan
Tax ID Number:	00-00-086-000-11582-000, 00-00-086-000-11583-000 & 00-00-087-000-11587-000
Existing FLU Map:	Agriculture (FLUE Policy 1.2.2)
Proposed FLU Map:	Public Facilities (FLUE Policy 1.2.13)
Existing Zoning:	AG (Section 5-25, LDC)
Proposed Zoning:	PUD (Section 5-50, LDC)
FEMA Flood Info:	"A and C" zones on Panels 0225-B and 0250-B
Parcel Size:	158+/- acres
Location:	North end of Riley Drive, generally northwest of Wakulla Middle School
Hearings Required:	**Planning Commission: Monday, March 11, 2013 @7:00 PM**

Board of County Commissioners: Monday, March 18, 2013 @ 5:00PM
Special Meeting of the Board of County Commissioners: Monday, March 25, 2013 @ 5:00PM

Copies of applications, draft ordinances, and any related public record files may be viewed at the County Planning Department located at 11 bream Fountain Road, Crawfordville, FL 32327, 8 AM to 4:30 PM M/F; Phone (850) 926-3695. Any person desiring to appeal a decision of a County Board must ensure a verbatim transcript or copy is made of the testimony and exhibits presented at said hearings. Persons needing special access considerations should call the Board Office at least 48 hours before the date for scheduling purposes. The Board Office may be contacted at (850) 926-0919 or TDD 926-7962.

FEBRUARY 7, 2013

WAKULLA COUNTY ZONING ORDINANCE
NUMBER: 2013-___

AN ORDINANCE AMENDING THE WAKULLA COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 85-4, AS AMENDED; CHANGING THE ZONING DISTRICT CLASSIFICATION AND OFFICIAL ZONING ATLAS FROM AG TO PUD FOR PROPERTY DESCRIBED AS ATTACHED EXHIBIT "A" TO THE ORDINANCE; REPEALING ALL ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WAKULLA COUNTY, FLORIDA:

SECTION 1: This Ordinance shall be referred to as to Rezoning R13-01 which changes the zoning classification of a certain parcel of real property owned by Kevin Riley Gaby, Kevin R. & Kane R. Gaby JTRS and Scott W. Gaby, Property ID Numbers 00-00-086-000-11582-000, 00-00-087-000-11587-000 and Part of 00-00-086-000-11583-000 more particularly depicted on Exhibit "A" attached hereto.

SECTION 2: The Official Zoning Atlas, as adopted in Section Two of Ordinance Number 85-4, in conjunction with Chapter Five of the Wakulla County Land Development Code, is hereby amended or revised, in whole or in part, to change that certain parcel of property situated in Wakulla County from AG to PUD. Said property more particularly depicted as Exhibit "A", attached hereto.

SECTION 3: Should any portion of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then the part so held shall be severed from this Ordinance and the remainder shall remain in full force and effect. All Ordinances or parts of Ordinances in conflict herewith shall be hereby repealed or changed to be consistent therein.

SECTION 4: This Ordinance shall become effective as provided by Law.

DULY PASSED AND ADOPTED in regular session this _____day of _____, _____.

BOARD OF COUNTY
COMMISSIONERS OF WAKULLA
COUNTY, FLORIDA

_____
Randy Merritt,
Chairman of the Board

ATTEST:

Brent X. Thurmond,
Clerk of the Circuit Court

APPROVED AS TO FORM:

_____
Heather J. Encinosa,
Wakulla County Attorney

LEGAL DESCRIPTION:

Commence at a concrete monument (marked #2919) marking the Northeast corner of the Southeast Quarter of Section 13, Township 4 South, Range 2 West, Wakulla County, Florida and run North 00 degrees 04 minutes 19 seconds West 131.48 feet to an iron rod and cap (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 04 minutes 19 seconds West 594.67 feet to a concrete monument (marked #2919), thence run North 00 degrees 06 minutes 50 seconds East 1012.83 feet, thence run North 72 degrees 25 minutes 59 seconds East 1734.85 feet, thence run South 02 degrees 46 minutes 44 seconds West 885.39 feet to a concrete monument (marked #2919), thence run South 02 degrees 28 minutes 19 seconds West 3936.31 feet to an iron rod and cap (marked #7160), thence run South 72 degrees 37 minutes 24 seconds West 1516.76 feet to an iron rod and cap (marked #7160), thence run North 01 degrees 37 minutes 06 seconds East 354.64 feet to a concrete monument (marked #3562), thence run North 00 degrees 38 minutes 41 seconds West 258.41 feet to an axle, thence run North 00 degrees 02 minutes 45 seconds West 1865.95 feet to an iron rod and cap (marked #7160), thence run North 89 degrees 56 minutes 24 seconds East 692.51 feet to an iron rod and cap (marked #7160), thence run North 00 degrees 02 minutes 30 seconds West 660.03 feet to an iron rod and cap (marked #7160), thence run South 89 degrees 56 minute 24 seconds West 692.62 feet to the POINT OF BEGINNING containing 158.00 acres, more or less.

TOGETHER WITH A 60.00 FOOT WIDE access easement as described in Official Records Book 191 Page 350 of the Public Records of Wakulla County, Florida.

LEGAL DESCRIPTION (CONT'D):

AND ALSO TOGETHER WITH A PROPOSED 60.00 FOOT WIDE access easement being more particularly described as follows:

Commence at a concrete monument (marked #2919) marking the Northeast corner of the Southeast Quarter of Section 13, Township 4 South, Range 2 West, Wakulla County, Florida and run South 00 degrees 02 minutes 45 seconds East 11.49 feet to a point lying on a curve concave to the Southwesterly said point also being the POINT OF BEGINNING. From said POINT OF BEGINNING run Southeasterly along said curve having a radius of 110.00 feet, through a central angle of 63 degrees 25 minutes 52 seconds, for an arc distance of 121.78 feet, chord being North 31 degrees 52 minutes 00 seconds West 115.65 feet, thence run South 00 degrees 09 minutes 04 seconds East 418.78 feet, thence run South 89 degrees 56 minutes 24 seconds West 60.00 feet, thence run North 00 degrees 09 minutes 04 seconds West 418.69 feet to a point of curve to the left having a radius of 50.00 feet, through a central angle of 89 degrees 50 minutes 56 seconds, for an arc distance of 78.41 feet, chord being North 45 degrees 04 minutes 32 seconds West 70.62 feet, thence run North 60.00 feet to a point of curve to the right having a radius of 110.00 feet, through a central angle of 26 degrees 25 minutes 04 seconds, for an arc distance of 50.72 feet, chord being South 76 degrees 47 minutes 28 seconds East 50.27 feet to the POINT OF BEGINNING.

60.00 FOOT WIDE ACCESS AND UTILITY EASEMENT:

Commence at a concrete monument (marked #2919) marking the Northeast corner of the Southeast Quarter of Section 13, Township 4 South, Range 2 West, Wakulla County, Florida said point lying on the Northerly boundary of a 60.00 foot wide access easement as recorded in Official Records Book 191, Page 350 of the Public Records of Wakulla County, Florida and run South 89 degrees 49 minutes 39 seconds West along the Northerly boundary of said easement 972.28 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Northerly boundary run South 00 degrees 10 minutes 21 seconds East 60.00 feet to a point lying on a curve concave to the Southwesterly, thence run Southeasterly along said curve having a radius of 970.00 feet, through a central angle of 90 degrees 07 minutes 35 seconds, for an arc distance of 1525.81 feet, chord being South 45 degrees 06 minutes 33 seconds East

1373.30 feet, thence run North 00 degrees 02 minutes 45 seconds West 346.41 feet to a point lying on a curve concave to the Southwesterly, thence run Northwesterly along said curve having a radius of 1030.00 feet, through a central angle of 70 degrees 28 minutes 25 seconds, for an arc distance of 1266.90 feet, chord being North 54 degrees 56 minutes 08 seconds West 1188.53 feet to the POINT OF BEGINNING containing 1.85 acres more or less.

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF WAKULLA COUNTY, FLORIDA

IN RE: **WAKULLA ENVIRONMENTAL INSTITUTE PLANNED UNIT DEVELOPMENT**

PARCEL NO: **00-00-086-000-11582-000, 00-00-086-000-11583-000 AND 00-00-087-000-11587-000**

ORDER APPROVING DEVELOPMENT PLAN

WHEREAS, this matter came before the Wakulla County Board of County Commissioners (the "Board") for a quasi-judicial hearing on March 18, 2013 and March 25, 2013, pursuant to proper notice published in accordance with the Land Development Code for Wakulla County, Florida ("LDC"); and

WHEREAS, the Board conducted the hearing pursuant to the requirements of the LDC, considering the evidence, in the form of testimony and exhibits, of the Applicant, Planning and Zoning Department and general public; and

WHEREAS, Planning and Zoning Department, presented the staff report and indicated that the project met the requirements of the LDC and the Comprehensive Plan; and

WHEREAS, at the conclusion of the hearing, a majority of the Board being present and voting, voted to **APPROVE** the development plan upon appropriate motion and second;

THEREFORE, the Board finds and orders the following disposition of the matter:

1. That the application for the **WAKULLA ENVIRONMENTAL INSTITUTE (PUD)** is hereby **APPROVED** subject to the standards and conditions set forth in the following:

   A. **PUD Concept Plan and Development Standards**. The PUD Concept Plan Drawings and Development Standards, prepared by Preble-Rish, Inc. dated February 26, 2013 and February 27, 2013, and signed by the Wakulla County Planning Director are attached hereto as **EXHIBIT A**.

   B. **Applications.** All materials submitted with the Application for Change of Zoning, File Number R13-01, dated January 13, 2013, are incorporated by reference. This application and materials including the Development Plan and Development Standards shall remain on file with the Wakulla County Planning and Zoning Department.

2. That this order is based on the Board's consideration of competent and substantial evidence and legal argument submitted on the record during the course of the quasi-judicial hearing.

3. If any provision of this Order is violated, no further permits or development orders shall be issued for the development of this PUD, until such time the violation is corrected.

This Order is final and effective as of the date of filing with the Clerk of Court of Wakulla County as indicated below.

DONE AND APPROVED BY A MAJORITY OF THE BOARD MEMBERS PRESENT AND VOTING AT THE EVIDENTIARY HEARING IN THIS MATTER this ___ day of _____, 2013.

_____
Randy Merritt, Chair

Filed this ____ day of _____, 2013.

_____
Brent X. Thurmond, Clerk

EXHIBIT "A"

Wakulla Environmental Institute
Public Facilities Planned Unit Development (PUD)
Draft Development Standards
February 27, 2013
Revised per TRC Comments

GENERAL INTENT

Tallahassee Community College (TCC) proposes to develop the Wakulla Environmental Institute (WEI) in Wakulla County. The WEI will lead economic development efforts in North Florida while focusing attention on the environment. TCC proposes to offer eight environmentally focused degree and certificate programs at the Wakulla campus. Green programs will include those in water, wastewater, recycling, alternative energy, recreation, and conservation. The WEI will be a world-class destination that combines education, conservation, and recreation. The entire campus will be pedestrian friendly. The WEI Planned Unit Development (PUD) will include four districts. They are Conservation, Classroom/Administration, Conference Center, and Practical Training.

DISTRICTS

I. Conservation

A. Intent: The Conservation District will provide for the protection of all wetlands, sinkhole lakes, Gum swamps, and associated buffers. It is intended that these areas be conserved with minimal disturbance and construction.

B. *Principal uses.*
1. Buffering of Environmentally Sensitive Areas
2. Passive recreation including but not limited to trails, boardwalks, and overlooks.
3. Outdoor Education (including demonstration projects)
4. Managed Habitat for threatened and endangered species.
5. Stormwater Outfalls (uplands)

C. *Prohibited Uses*

1. *Commercial Operations*
2. *Residential*
3. *Industrial*
4. *Roadways*

D. *Development standards*

1. The Conservation District shall be kept in its "natural state" which means that there will be no disturbances except for the removal of native vegetation less that 2" BDH, exotic plants, noxious plants, downed trees, planted pines, briars, kudzu, etc.
2. Controlled burns may be permitted for both ecological reasons and as a training exercise
3. Passive recreation facilities may be constructed and shall minimize wetland impacts by the use of best management practices.
4. Stormwater Outfalls are allowed and shall be constructed using best management practices to preclude erosion (uplands only).
5. Other passive recreation facilities (picnic shelters, overlooks) may be constructed in buffer (upland) areas.
6. Interpetive signs are encouraged to enhance education.
7. Innovative infrastructure facilities for environmental research and education.

II. Classroom/Administration

A. Intent: The Classroom/Administration District provides for classrooms, administration space, offices, laboratories, and a large amphitheater suitable for graduation and community activities

B. Principle Uses
1. Classroom buildings
2. Administration buildings
3. Amphitheater
4. Cafeteria
5. Computer Laboratory
6. Research/Training Laboratory
7. Active and Passive Recreation
8. Sustainable Living Laboratory
9. Infrastructure Support Facilities
10. Student Union Building
11. Media Center/Library
12. Reception Center
13. Other demonstration, support and instructional facilities consistent with the educational mission of TCC and WEI

C. Accessory Uses
1. Book/School supply store
2. Copy/printing shop
3. Other support retail activities

D. Prohibited Uses
   1. Commercial (other than described above)
   2. Industrial (other than demonstration projects)

E. Development Standards
   1. Minimum building setbacks (from property lines)
      a. Front: 25 feet
      b. Rear: 25 feet
      c. Side: 25 feet

   2. Maximum building restrictions
      a. Coverage: 60 %
      b. Height: 75 feet
      c. Density: N/A

III. Conference Center

A. Intent: The Conference Center shall provide for conferences and seminars relating to the Wakulla Environmental Institute's recreation and education activities. Facilities will also be available for community activities.

B. Principle Uses
   1. Hospitality Training
   2. Recreation Training
   3. Hotel with Hotel Operations Training (contract operation allowed)
   4. Eating and Drinking Establishments
   5. Active and Passive Recreation
   6. Infrastructure Support Facilities

C. Prohibited Uses
   1. Commercial (other than described above)
   2. Industrial (other than demonstration projects)

D. Development Standards
   1. Minimum building setbacks (from property lines)
      a. Front: 25 feet
      b. Rear: 25 feet
      c. Side: 25 feet

   2. Maximum building restrictions
      a. Coverage: 60 %
      b. Height: 75 feet
      c. Density: N/A

IV. Practical Training

A. Intent: The Practical Training District will provide for hands on training

B. Principle Uses
   1. Fixed Equipment Training
   2. Mobile Equipment Training
   3. Equipment Storage and Staging
   4. Research/training laboratories
   5. Various hands-on training facilities
   6. Infrastructure Support Facilities

C. Prohibited Uses
   1. Commercial (other than described above)
   2. Industrial (other than demonstration projects)

D. Development Standards
   1. Minimum building setbacks (from property line)
      a. Front: 25 feet
      b. Rear: 25 feet
      c. Side: 25 feet

   2. Maximum building restrictions
      a. Coverage: 60 %
      b. Height: 75 feet
      c. Density: N/A

The following development standards will apply to all districts within the Wakulla Environmental Institute Planned Unit Development.

1. Protected species

Although the environmental survey was conducted during a time of year when Gopher Tortoises are inactive, two active holes were found. They appear to be in the vicinity of the conceptually proposed entrance drive. There is adequate suitable habitat on the property to relocate the Gopher Tortoises if they prove to be too close to the finalized corridor of the entrance road. During site plan submittals, if the Gopher Tortoise holes are in the impacted area of construction, all state and federal requirements with regards to the Gopher Tortoise and other protected species will be met or exceeded during the design and construction of the WEI.

2. Landscaping

A. Preservation and reforestation. All new development or redevelopment sites shall provide a minimum of 100 tree inches per gross acre, post development. The tree inches shall consist of preserved, existing trees and/or newly planted trees.

B. Vehicle use area landscaping. All vehicle use areas shall include interior landscaping to provide shade, reduce glare, break-up the appearance of large expanses of asphalt, and enhance the appearance of parking areas.

1. Vehicle use areas shall be landscaped at a minimum rate of ten percent of the total vehicle use area. Landscape areas must be a minimum of 12 feet wide, contain at least 200 square feet and contain a minimum of one shade tree measuring at least 2½ inch in diameter per each 200 square feet.

2. Interior landscape areas shall be distributed through out the vehicle use area to provide the maximum number of shaded parking spaces.

3. Vehicle stops or other design features shall be used so that parked vehicles do not overhang more than two feet into any landscape area.

C. There will be no perimeter landscape buffers required other than preservation of existing native vegetation.

D. District boundaries internal to the PUD will not require landscape buffering.

E. Landscaping will be required around all buildings as required by the State Requirements for Educational Facilities (SREF).

F. Landscaping will comply with Florida Friendly Landscaping Guide yards requirements.

G. Landscape material will include a selection of native, drought-tolerant plant species and plant selections that are compatible with site-specific conditions.

H. Exotic and/or invasive plant species will not be used.

I. Landscape designs will group plants with similar moisture and maintenance requirements.

J. Proper mulching techniques will be used. Reclaimed waste water may be used to irrigate public access areas when reclaimed water is made available.

K. Irrigation systems will not be required, however, if used they will include soil moisture sensor controllers and automatic shut off valves. Site plans will include watering plans for the establishment of landscape materials.

3. Streets-Street and drives shall be constructed in accordance with adopted road design, construction specifications, and typical sections provided in the PUD plans. Streets and drives shall provide safe and free movement of vehicular traffic, and safe, efficient, and

convenient access to land uses within the development and to roadways adjacent to the development.

4. Parking: The number of parking spaces provided will be as required by the SREF (one for every two students plus additional for visitors depending on building type).

   Bicycle parking will be provided at 10% the number of required vehicle parking spaces.

   Compact vehicle parking will be encouraged by allowing a reduction in the total number of parking spaces by 10%.

   Innovative paving materials may be used for research and demonstration of environmental advantages of new materials.

   Electric/hybrid vehicle parking will be provided at 2% of required parking.

5. Pedestrian Facilities-the WEI will be pedestrian and bicycle friendly. It will include a system of walkways, path, and trails between buildings, open spaces and recreation areas. Space will be reserved for access to public transportation.

6. Utilities

   A. Sanitary Sewer: The property shall utilize municipal wastewater service. Other innovative wastewater treatment methods may be used on-site for research, training, and demonstration. On site wastewater treatment is allowed providing it meets state and local requirements.
   B. Potable Water: The property shall utilize municipal water service. The water demand will be in accordance with state standards. Fire flow shall be provided as required by the building code. Water may be provided in innovative ways for research, training, and demonstration.
   C. Electric Service: Electric service will be provided by Progress Energy. On site electrical/communication lines will be underground. The WEI intends to make extensive use of solar and other alternative energy sources with a goal of being energy neutral at build-out.

7. Signs

   External signs will be in accordance with state and local standards. Internal signs will be at the discretion of the Wakulla Environmental Institute. Directional and informational signs will be provided throughout the property and specifically shown on the site plan. The maximum sign height is 30 foot.

8. Traffic Impacts

A. A Traffic Impact Analysis was provided to support the Comprehensive Plan Amendment (CPA). This traffic analysis identifies traffic impacts associated with the maximum densities and intensities for a CPA from Agriculture to Public Facilities. The actual maximum density is limited by the proposed PUD plan to much less.
B. A detailed Traffic Impact Analysis will be prepared and submitted with each Site Plan submitted for approval. With each phase of construction, the traffic impact analysis will consider the cumulative effects. Necessary improvements will be included as an integral part of each Site Plan.
C. FDOT Driveway Permit reauthorizations will be required for each phase of construction, even if an existing connection is being used. The purpose of this is to allow for the reevaluation of the adequacy of the connection for each phase.

PUD MASTER LAND USE PLAN

JANUARY 30, 2013

OWNER(S)	PROPOSED OWNER	PROJECT MANAGER	ENGINEERS	TRAFFIC PLANNERS	ARCHITECT	SURVEYOR
SCOTT W. GABY 00-00-087-000-1 1587-000 00-00-086-000-1 1582-000 KEVIN R. GABY & KANE JTRS GABY 00-00-086-000-1 1583-000	TALLAHASSSEE COMMUNITY COLLEGE /WAKULLA ENVIRONMENTAL INSTITUTE BOB BALLARD EXECUTIVE DIRECTOR WAKULLA ENVIRONMENTAL INSTITUTE ballard@tcc.fl.edu	TALLAHASSEE COMMUNITY COLLEGE DIRECTOR OF PHYSICAL PLANT, FACILITIES PLANNING & CONSTRUCTION 850-201-8177 PHONE 850-201-8184 FAX DAVID WILDES wildesd@tcc.fl.edu	PREBLE-RISH INC. CONSULTING ENGINEERS AND SURVEYORS 2822 REMINGTON GREEN CIRCLE TALLAHASSEE, FLORIDA 32308 850.523.0062 PHONE 850. 681-3600 (FAX) DEBRA PREBLE, P.E. prebled@preble-rish.com ALAN WISE, P.E. wisea@preble-rish.com DEJI AJOSE-ADEOGUN, P.E. ajosed@preble-rish.com	DANTIN CONSULTING, LLC 506 FRANK SHAW ROAD TALLAHASSEE, FLORIDA 32312 (850) 544-3062 (850) 893-9549 (FAX) DEBBIE DANTIN, P. E. debbie@dantinconsultingllc.com	DAG ARCHITECTS, INC. JACK BAKER, RA PRESIDENT 1223 AIRPORT ROAD DESTIN, FL 32541 OFFICE: 850.837.8152 DIRECT: 850.337.9460 FAX: 850.654.4276 jbaker@dagarchitects.com	THURMAN RODDENBERRY & ASSOCIATES, INC. PROFESSIONAL SURVEYORS AND MAPPERS JAMES T. RODDENBERRY, SUVEYOR AND MAPPER P.O. BOX 100, 125 SHELDON STREET SOPCHOPPY, FLORIDA 32358 OFFICE: 850.962.2538 FAX: 850.962.1303 thurman_tra@earthlink.net

PROJECT DESCRIPTION:

TALLAHASSEE COMMUNITY COLLEGE (TCC) PROPOSES TO CREATE THE WAKULLA ENVIRONMENTAL INSTITUTE (WEI) IN WAKULLA COUNTY ON THIS PROPERTY. THE WEI WILL LEAD ECONOMIC DEVELOPMENT EFFORTS IN NORTH FLORIDA WHILE FOCUSING ATTENTION ON THE ENVIRONMENT. TCC PROPOSES TO OFFER EIGHT ENVIRONMENTALLY FOCUSED DEGREE AND CERTIFICATE PROGRAMS AT THE WAKULLA CAMPUS. GREEN PROGRAMS WILL INCLUDE THOSE IN WATER, WASTEWATER, RECYCLING, ALTERNATIVE ENERGY, RECREATION, AND CONSERVATION. THE WEI WILL BE A WORLD-CLASS DESTINATION THAT COMBINES EDUCATION, CONSERVATION, AND RECREATION.

THE PROPERTY INCLUDES PORTIONS OF THE FOLLOWING PARCELS: 00-00-087-000-11587-000, 00-00-086-000-11582-000, AND 00-00-086-000-11583-000.

LOCATION MAP
N.T.S.

PREBLE-RISH INC. PROJECT NUMBER: 605.120

SHEET INDEX:

1) COVER SHEET/DEVELOPMENT NOTES
2) BOUNDARY
3) FEATURES MAP
4) SOILS MAP
5) PUD MASTER LAND USE PLAN
6) PROPOSED EXISTING LAND USE PLAN
7) CONCEPTUAL MASTER GRADING AND DRAINAGE PLAN
8) TYPICAL CROSS SECTIONS

PREBLE-RISH INC
CONSULTING ENGINEERS & SURVEYORS

ATTACHMENT
PAGE 9 OF 15

ATTACHMENT 9
PAGE 11 OF 15

February 26, 2013

FLOOD ZONE INFORMATION:
Subject property is located in Zone "C" and Zone "A" as per Flood Insurance Rate Map Community Panel No. 120315 0250 B, 120315 0225 B, Index date: November 16, 1983, Wakulla County, Florida.

LEGAL DESCRIPTION:
Commence at a concrete monument (marked #2919) marking the Northeast corner of the Southeast Quarter of Section 13, Township 4 South, Range 2 West, Wakulla County, Florida and run North 00 degrees 04 minutes 19 seconds West 131.43 feet to an iron rod and cap (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 04 minutes 19 seconds West 534.67 feet to a concrete monument (marked #2919), thence run North 00 degrees 06 minutes 50 seconds East 1012.83 feet, thence run North 72 degrees 25 minutes 59 seconds East 1734.85 feet, thence run South 02 degrees 46 minutes 44 seconds West 855.39 feet to a concrete monument (marked #2919), thence run South 02 degrees 28 minutes 19 seconds West 3936.31 feet to an iron rod and cap (marked #7160), thence run South 72 degrees 37 minutes 24 seconds West 1510.76 feet to an iron rod and cap (marked #7160), thence run North 01 degrees 37 minutes 06 seconds East 354.64 feet to a concrete monument (marked #3552), thence run North 00 degrees 38 minutes 41 seconds West 258.41 feet to an axle, thence run North 00 degrees 02 minutes 45 seconds West 1855.95 feet to an iron rod and cap (marked #7160), thence run North 89 degrees 56 minutes 24 seconds East 892.51 feet to an iron rod and cap (marked #7160), thence run North 00 degrees 02 minutes 30 seconds West 660.03 feet to an iron rod and cap (marked #7160), thence run South 89 degrees 55 minute 24 seconds West 892.62 feet to the POINT OF BEGINNING containing 158.00 acres, more or less.

TOGETHER WITH A 60.00 FOOT WIDE access easement as described in Official Records Book 191 Page 350 of the Public Records of Wakulla County, Florida.

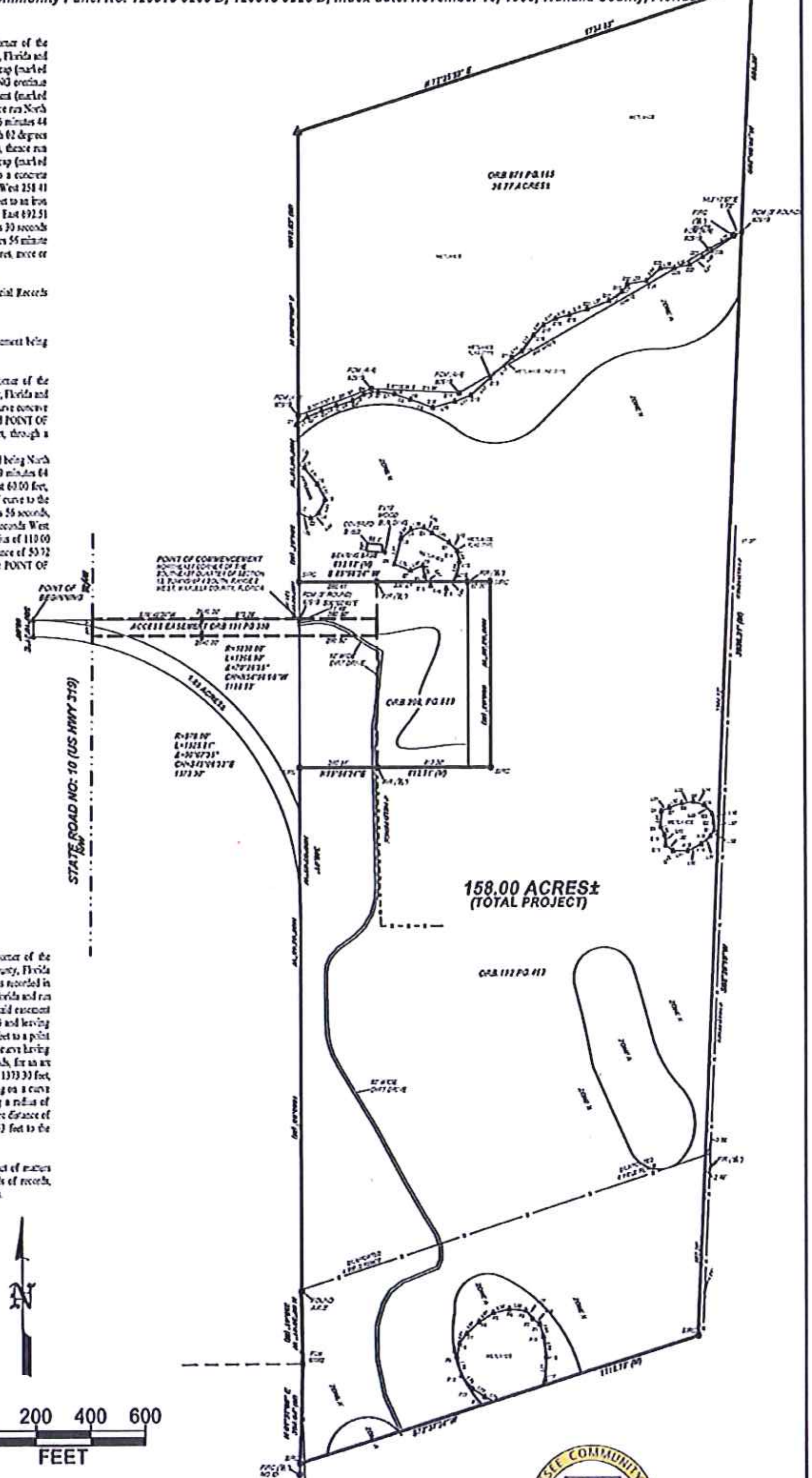
LEGAL DESCRIPTION (CONTD):
AND ALSO TOGETHER WITH A PROPOSED 60.00 FOOT WIDE access easement being more particularly described as follows:

Commence at a concrete monument (marked #2919) marking the Northeast corner of the Southeast Quarter of Section 13, Township 4 South, Range 2 West, Wakulla County, Florida and run South 00 degrees 02 minutes 45 seconds East 11.43 feet to a point lying on a curve concave to the Southwesterly said point also being the POINT OF BEGINNING. From said POINT OF BEGINNING run Southeasterly along said curve having a radius of 110.00 feet, through a central angle of 63 degrees 25 minutes 52 seconds, for an arc distance of 121.78 feet, chord being North 31 degrees 52 minutes 00 seconds West 115.65 feet, thence run South 00 degrees 09 minutes 04 seconds East 418.78 feet, thence run South 89 degrees 55 minutes 24 seconds West 60.00 feet, thence run North 00 degrees 09 minutes 04 seconds West 418.69 feet to a point of curve to the left having a radius of 50.00 feet, through a central angle of 89 degrees 50 minutes 56 seconds, for an arc distance of 78.41 feet, chord being North 45 degrees 04 minutes 32 seconds West 70.62 feet, thence run North 60.00 feet to a point of curve to the right having a radius of 110.00 feet, through a central angle of 26 degrees 23 minutes 04 seconds, for an arc distance of 50.72 feet, chord being South 76 degrees 47 minutes 28 seconds East 50.27 feet to the POINT OF BEGINNING.

60.00 FOOT WIDE ACCESS AND UTILITY EASEMENT:

Commence at a concrete monument (marked #2919) marking the Northeast corner of the Southeast Quarter of Section 13, Township 4 South, Range 2 West, Wakulla County, Florida said point lying on the Northerly boundary of a 60.00 foot wide access easement as recorded in Official Records Book 191, Page 350 of the Public Records of Wakulla County, Florida and run South 89 degrees 43 minutes 39 seconds West along the Northerly boundary of said easement 972.23 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Northerly boundary run South 00 degrees 10 minutes 21 seconds East 60.00 feet to a point lying on a curve concave to the Southwesterly, thence run Southeasterly along said curve having a radius of 970.00 feet, through a central angle of 90 degrees 07 minutes 35 seconds, for an arc distance of 1525.81 feet, chord being South 45 degrees 06 minutes 33 seconds East 1373.30 feet, thence run North 00 degrees 02 minutes 45 seconds West 345.41 feet to a point lying on a curve concave to the Southwesterly, thence run Northwesterly along said curve having a radius of 1030.00 feet, through a central angle of 70 degrees 28 minutes 25 seconds, for an arc distance of 1266.90 feet, chord being North 54 degrees 56 minutes 05 seconds West 1188.52 feet to the POINT OF BEGINNING containing 1.85 acres more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



BOUNDARY AND LEGAL DESRIPTION BASED UPON SURVEY BY:
TR&A THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358

TALLAHASSEE COMMUNITY COLLEGE Founded 1966

WAKULLA Environmental Institute

PROJECT NO.	DATE: 01-03-2013		
605.120	SCALE: AS SHOWN	Wakulla Environmental Institute	PREBLE-RISH INC
SHEET	DRAWN: DW	BOUNDARY	CONSULTING ENGINEERS AND SURVEYORS
02	CHECKED: KJV		CIVIL • SURVEYING • SITE PLANNING

February 26, 2013 (12:22:22 EST)
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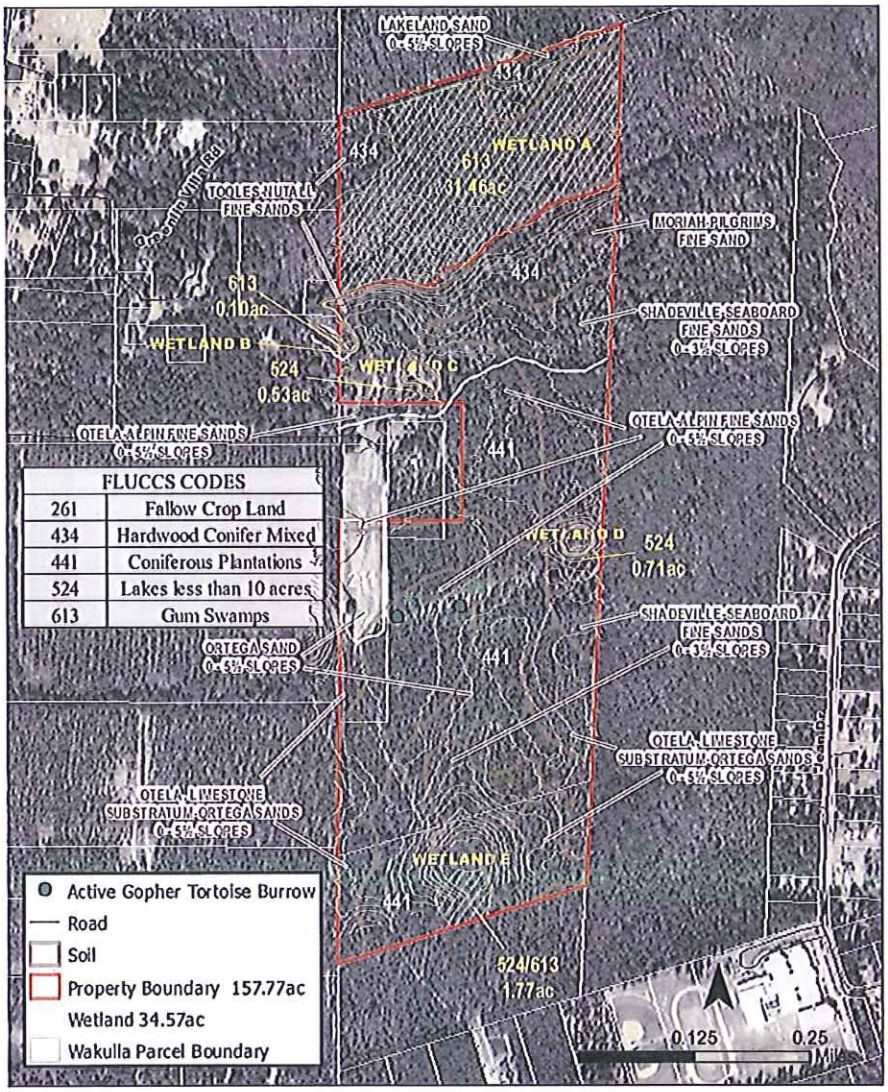

FLUCCS CODES	
261	Fallow Crop Land
434	Hardwood Conifer Mixed
441	Coniferous Plantations
524	Lakes less than 10 acres
613	Gum Swamps

CONTOUR INFORMATION: 2' CONTOURS PER FGDL DATA.

NATURAL FEATURES BY:

FLORIDA ENVIRONMENTAL AND LAND SERVICES, INC.
221-4 DELTA COURT
TALLAHASSEE, FL 32303
(850) 385-6255 (850) 385-6355 (FAX)

TALLAHASSEE COMMUNITY COLLEGE Founded 1966

WAKULLA Environmental Institute

ES4 0006155

PROJECT NO.	DATE: 01-30-2013	Wakulla Environmental Institute FEATURES MAP	PREBLE-RISH INC CONSULTING ENGINEERS AND SURVEYORS CIVIL • SURVEYING • SITE PLANNING	NO.	DATE	APPR.	REVISION
605.120	SCALE: AS SHOWN			1			
SHEET 03	DRAWN: DW			2			
	CHECKED: KW			3			
				4			
				5			

ATTACHMENT 9
PAGE 12 OF 15

SOILS SURVEY INFORMATION BY:

EGS Environmental Geotechnical Services
191 Lake Washington | Ridge Manor, Florida 33523
Cellular & Pager 352-232-1744 | Fax & Pager 352-583-8529

WAKULLA Environmental Institute

TALLAHASSEE COMMUNITY COLLEGE Founded 1966

EER 0006155			
PROJECT No.	605.120		
DATE	01/30/2013		
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DRAWN BY			
CHKD	D.ECKER		

Wakulla Environmental Institute
SOIL SURVEY

PREBLE-RISH INC
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • GEOTECHNICAL

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NO.	DATE	BY	REVISIONS

NOTICE: AS OF THIS ISSUE, 4 OF 4 PAGES ARE SIGNED & SEALED. DO NOT USE ANY PAGES WITHOUT A SEAL AND SIGNATURE.

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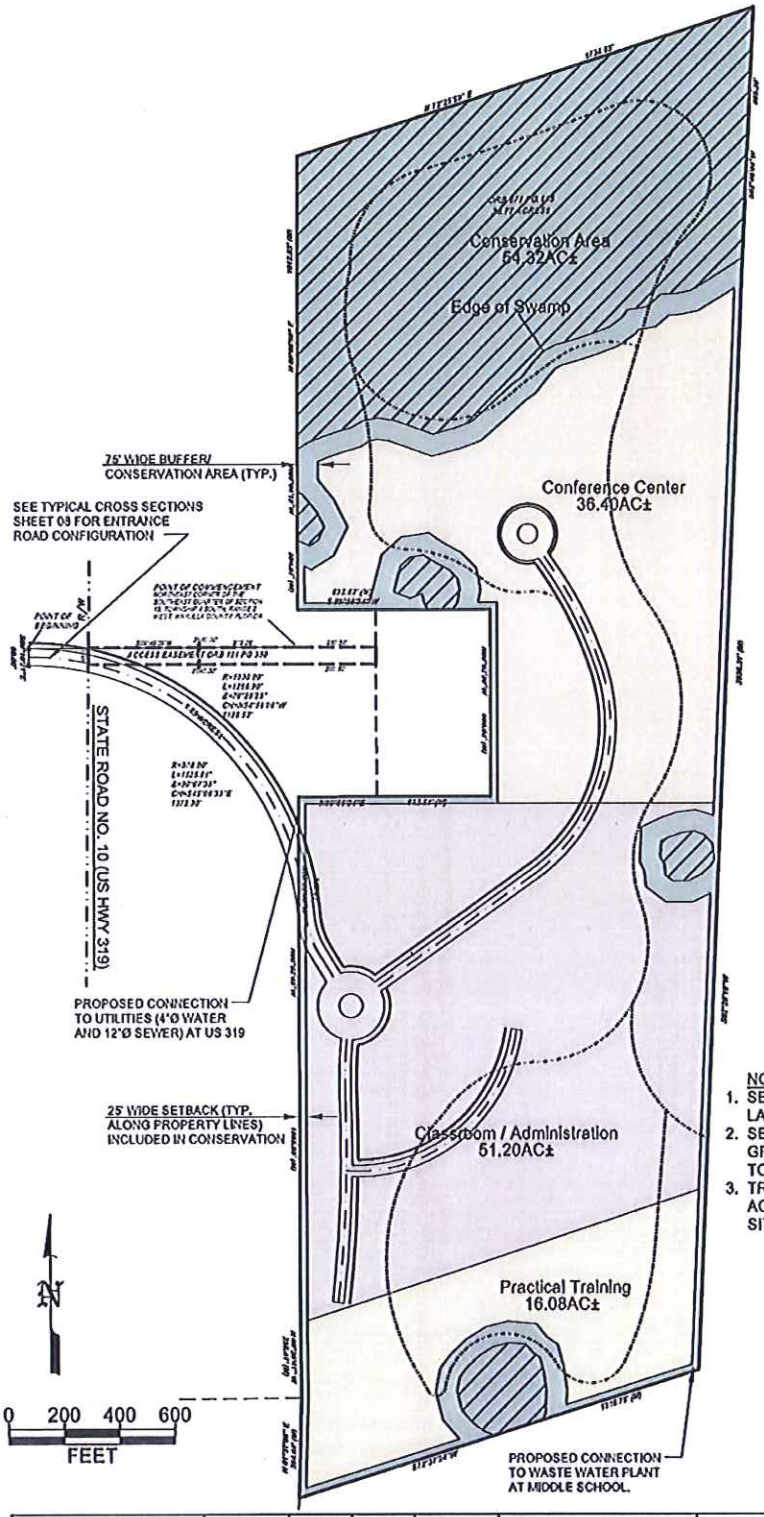

LEGEND

- Conference Center
- Classroom / Administration
- Practical Training
- Conservation
- Delineated Wetlands
- Proposed NatureTrail
- Proposed Bicycle Trail

NOTES:

1. SEE SHEET 06 FOR PROPOSED AND EXISTING LAND USE MAP AND ZONING CLASSIFICATION.
2. SEE SHEET 07 FOR CONCEPTUAL MASTER GRADING AND DRAINAGE PLAN FOR PROPOSED TOPOGRAPHY.
3. TRAIL NETWORK SHOWN IS CONCEPTUAL. ACTUAL NETWORK TO BE PROVIDED DURING SITE PLAN REVIEW.

Land Use	Area (AC±)	% Site	% Open	Bldg. SF	Max. Roads / Misc. Imp. SF	Max. % Imp.
Conference Center	36.40	23.0	60	185,000	449,233	40
Classroom / Administration	51.20	32.4	60	301,000	591,109	40
Practical Training	16.08	10.2	75	6,000	169,111	25
Conservation	54.32	43.4	90	0	236,618	10
Total Project	158.0	100	71.6	492,000	1,446,071	28.4

PROJECT NO.	DATE: 2-22-2013
605.120	SCALE: AS SHOWN
SHEET 05	DRAWN: DW
	CHECKED: AJW

Wakulla Environmental Institute
MASTER PLAN

PREBLE-RISH INC
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

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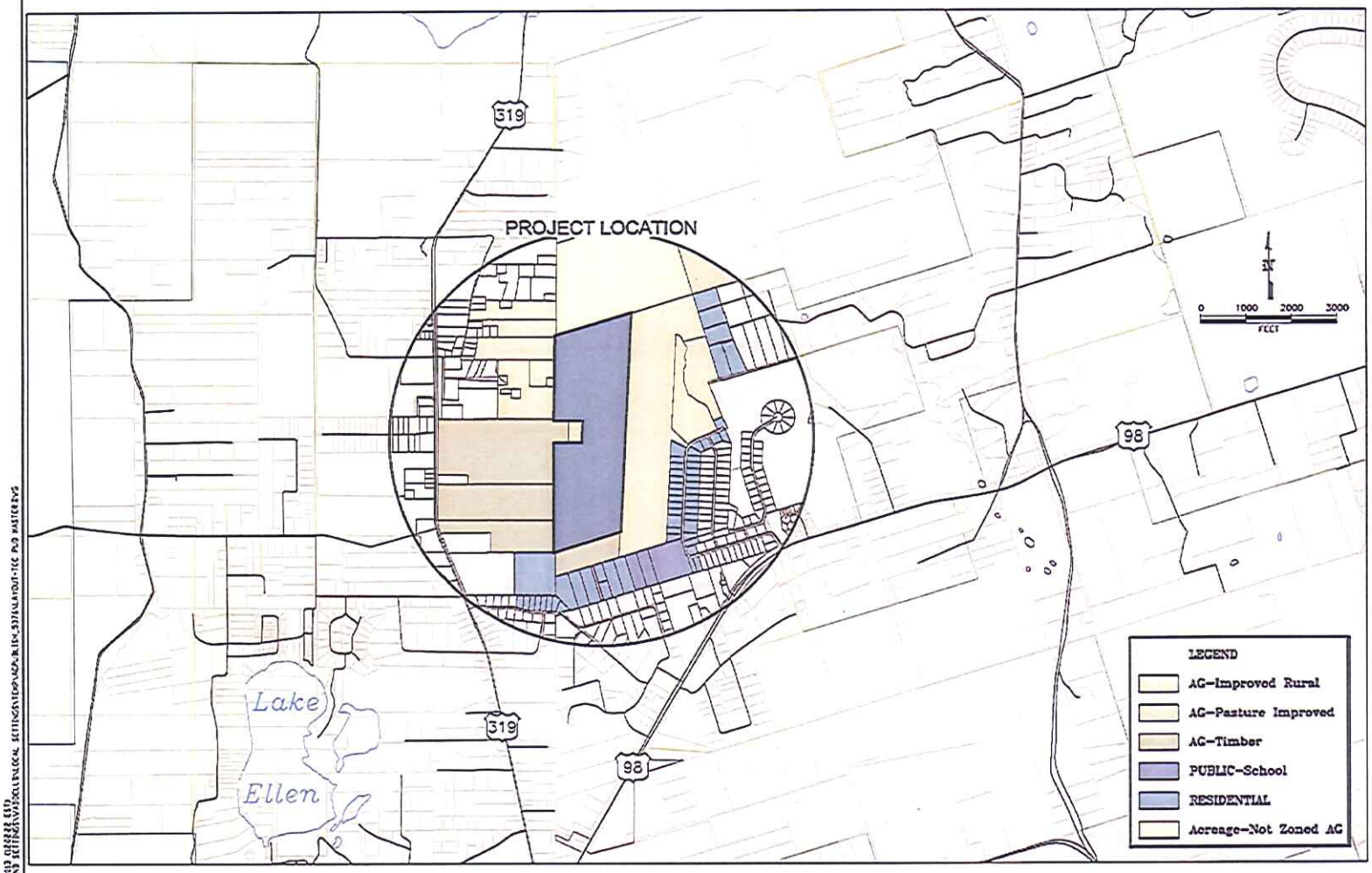
ATTACHMENT PAGE 14 OF 15



WAKULLA Environmental Institute

TALLAHASSEE COMMUNITY COLLEGE 1966

PREBLE-RISH INC
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

Wakulla Environmental Institute
PROPOSED EXISTING LAND USE PLAN

PROJECT NO. 605.120
SHEET 06

ATTACHMENT PAGE 15 OF 15

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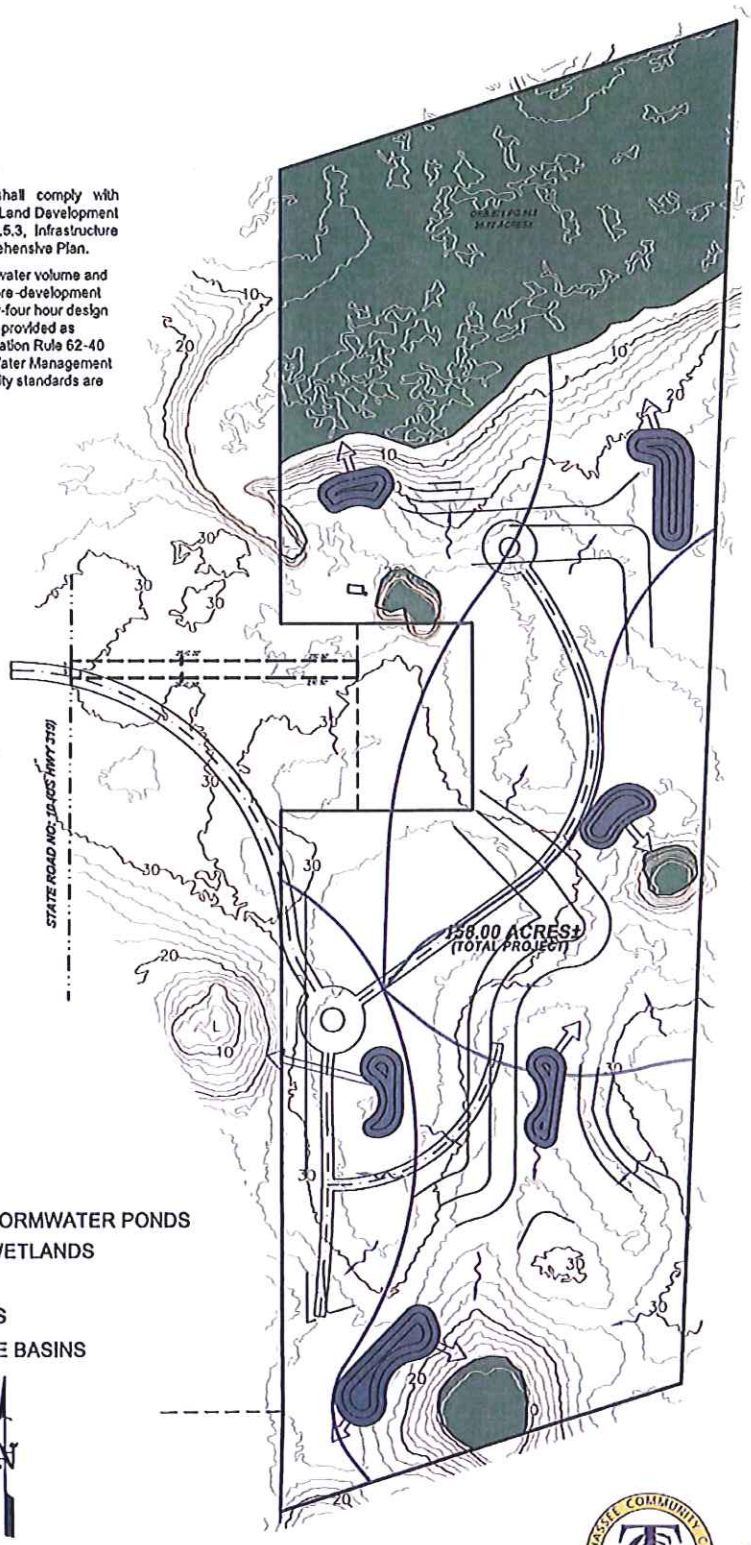
STORMWATER REQUIREMENTS:

The proposed stormwater design shall comply with Section 6-21(3) of the Wakulla County Land Development Code; and Policy 1.1.1 and Policy 2.5.3, Infrastructure Element, of the Wakulla County Comprehensive Plan.

The proposed post-development stormwater volume and peak discharge rates shall not exceed pre-development conditions for a twenty-five year, twenty-four hour design storm. Water Quality treatment shall be provided as required by Water Resource Implementation Rule 62-40 Florida Administrative Code or FDEP/Water Management District regulations such that water quality standards are met.



LEGEND

- PROPOSED STORMWATER PONDS
- DELINEATED WETLANDS
- OUTFALLS
- FLOW ARROWS
- SITE DRAINAGE BASINS

N

0 200 400 600
FEET

PROJECT NO.	605.120
DATE	01-30-2013
SCALE	AS SHOWN
SHEET	07
DRAWN BY	DW
CHECKED BY	AW

Wakulla Environmental Institute
CONCEPTUAL MASTER
GRADING & DRAINAGE PLAN

PREBLE-RISH INC
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

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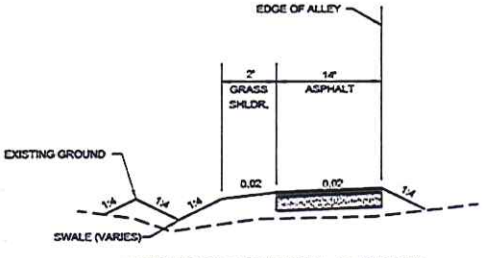
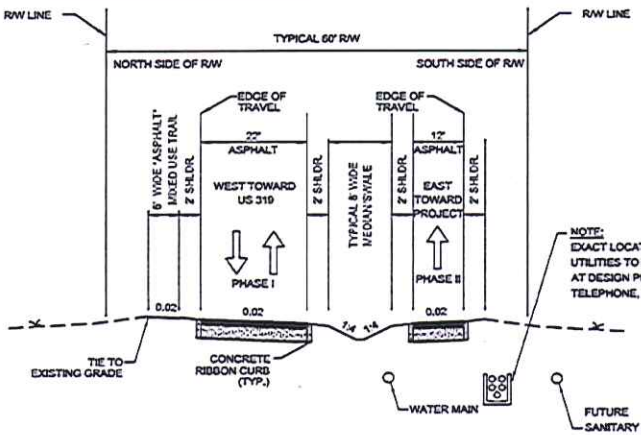
ATTACHMENT PAGE 15 OF 15
6

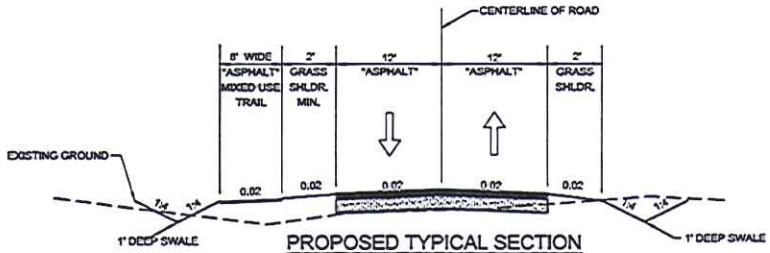


PROPOSED TYPICAL SECTION
ALLEY TYPE ON-SITE ROADS
NOT TO SCALE

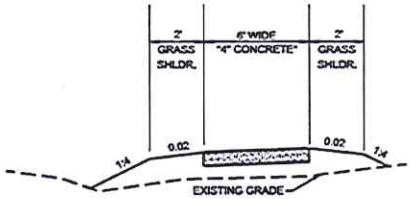


PROPOSED TYPICAL SECTION
PRIMARY ENTRANCE DRIVE
NOT TO SCALE

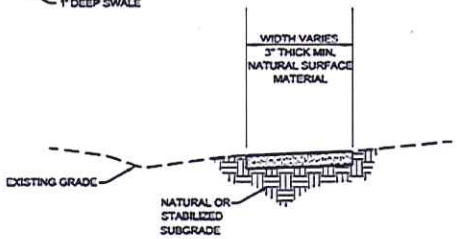
NOTES:
1. * - FOR ALL ROADWAYS AND TRAILS, INNOVATIVE SURFACING MATERIALS MAY BE USED IN LIEU OF CONCRETE OR ASPHALT SURFACES FOR EDUCATION, DEMONSTRATION, OR RESEARCH PROJECTS.
2. ONLY ONE OF THE ENTRANCE DRIVES WILL BE CONSTRUCTED DURING PHASE I.



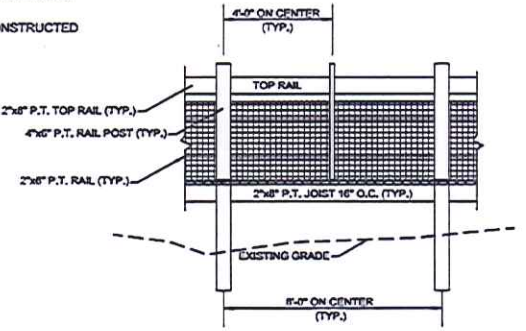
PROPOSED TYPICAL SECTION
SECONDARY ON-SITE ROADS
NOT TO SCALE



PROPOSED TYPICAL SECTION
ON-SITE SECONDARY WALKWAYS
NOT TO SCALE



PROPOSED TYPICAL SECTION
ON-SITE NATURE TRAIL
NOT TO SCALE



PROPOSED TYPICAL ELEVATION
ON-SITE BOARDWALK
NOT TO SCALE

WAKULLA Environmental Institute

COMMUNITY COLLEGE TALLAHASSEE FLORIDA 1966

PREBLE-RISH INC
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			

SCALE:

Wakulla Environmental Institute
TYPICAL SECTIONS

PROJECT NO.	605.120
DATE	11-3-2010
SCALE	AS SHOWN
DRAWN BY	CHECKED BY
SHEET	08

ATTACHMENT
PAGE 9 OF 15